HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2010

New Home Market

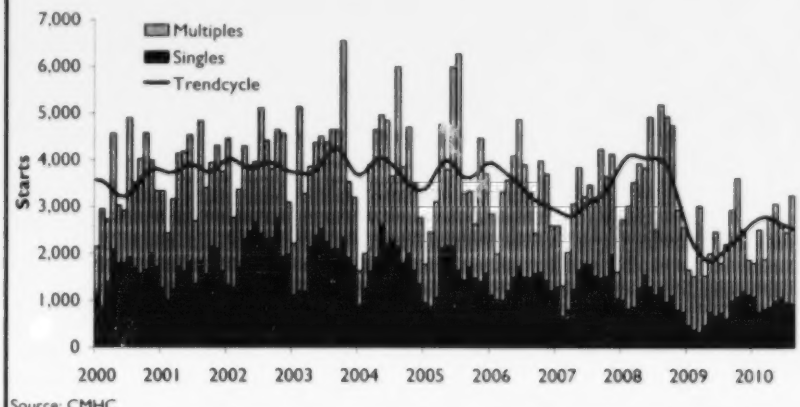
Toronto Housing Starts Rise in August

The Greater Toronto Area (GTA) recorded 3,236 new home construction starts in August, representing the highest level of activity so far in 2010. Total starts increased by 47 per cent from the same month last year, with the largest gain coming from the construction of row homes. The building industry in Toronto continues to benefit from the recent peak in pre-construction sales activity.

Single-detached and row homes have driven the increase in construction starts in the GTA following the downturn in 2008 and early 2009. Year-to- date, combined starts for these housing types are up by 73 per cent over the same period last year. However, based on recent sales trends, expect high density developments to lead construction starts going forward.

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

Table of Contents

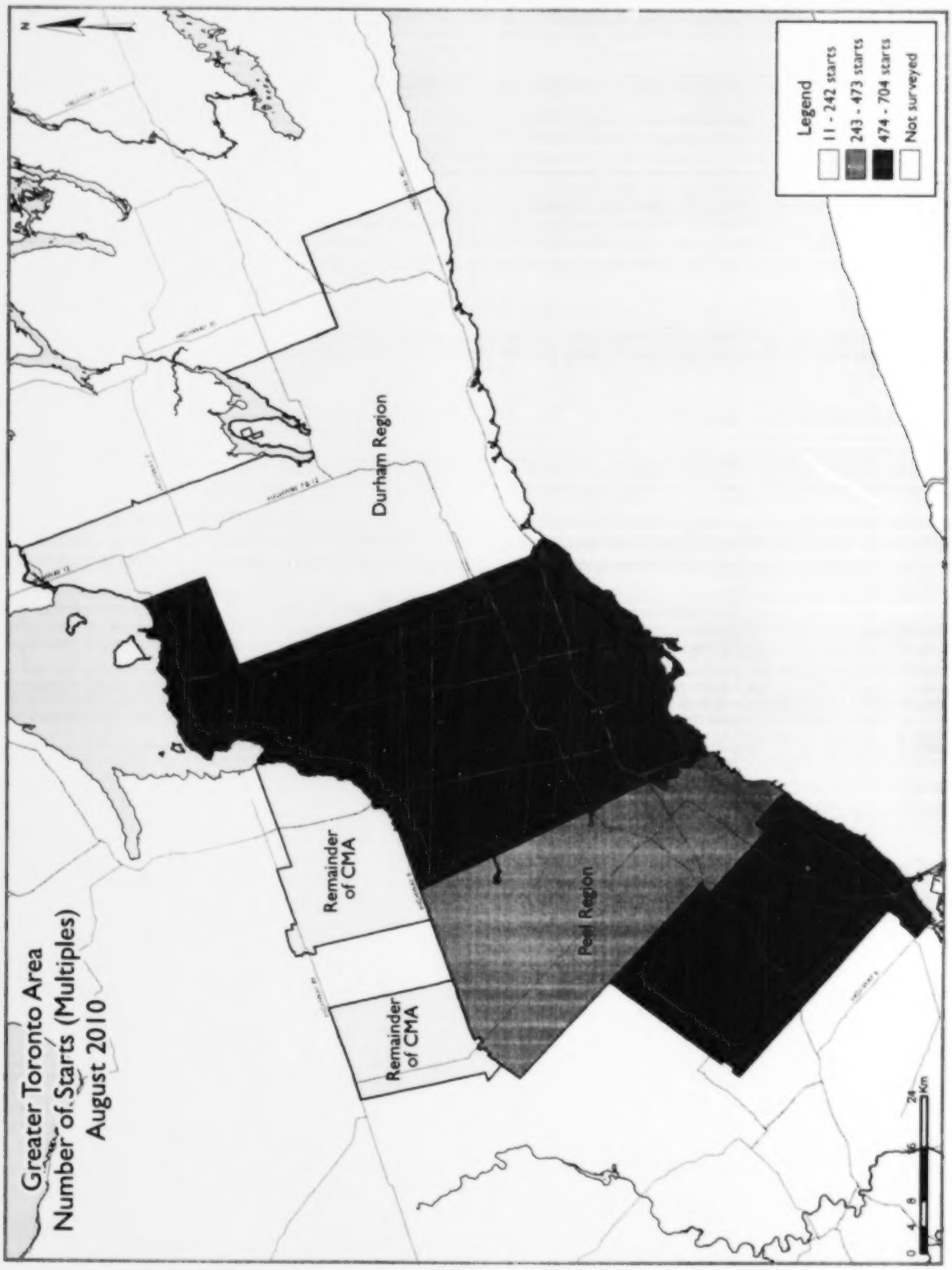
1 **New Home Market**
Toronto Housing Starts Rise in August

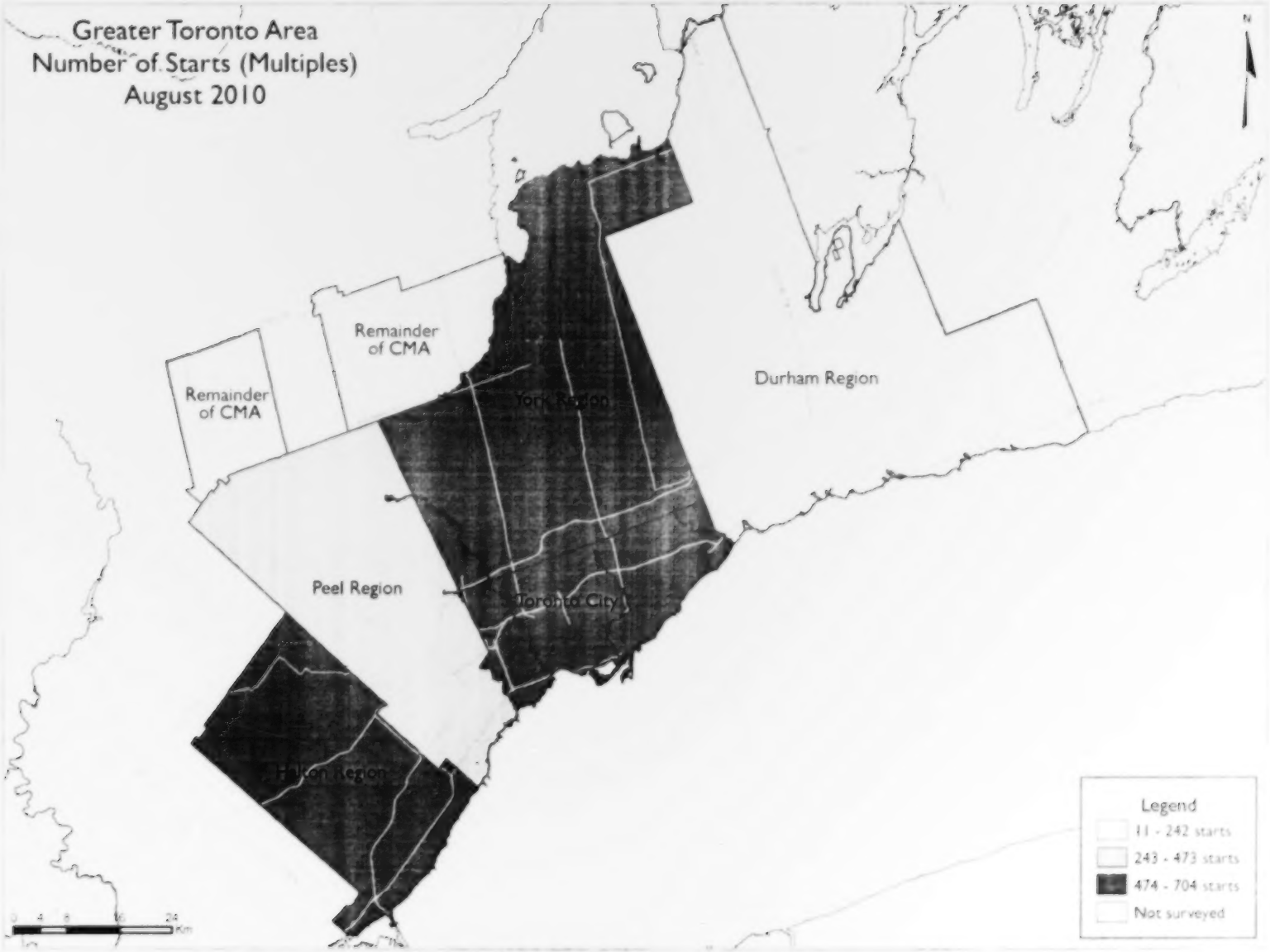
2 **Maps**

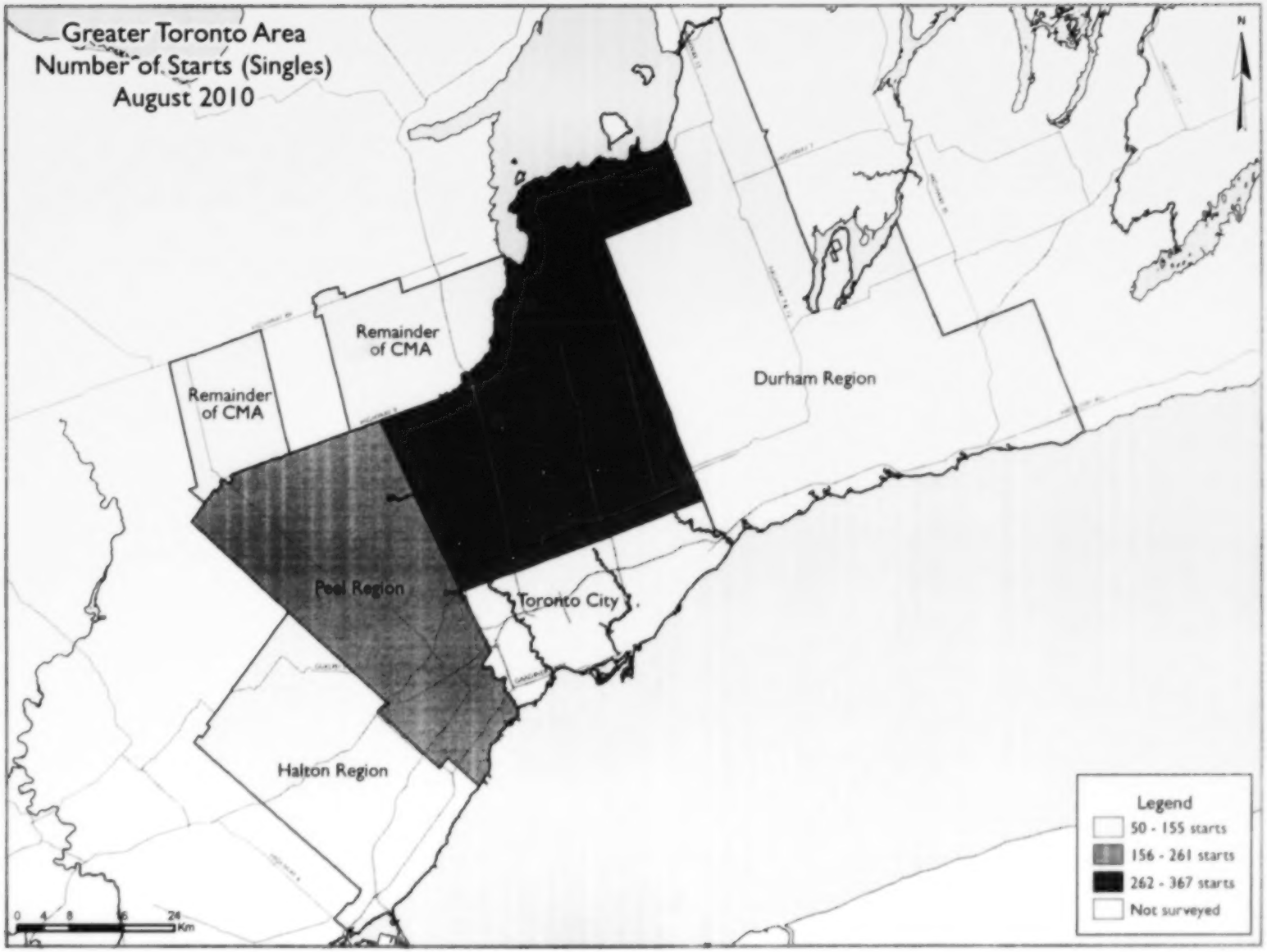
9 **Tables**

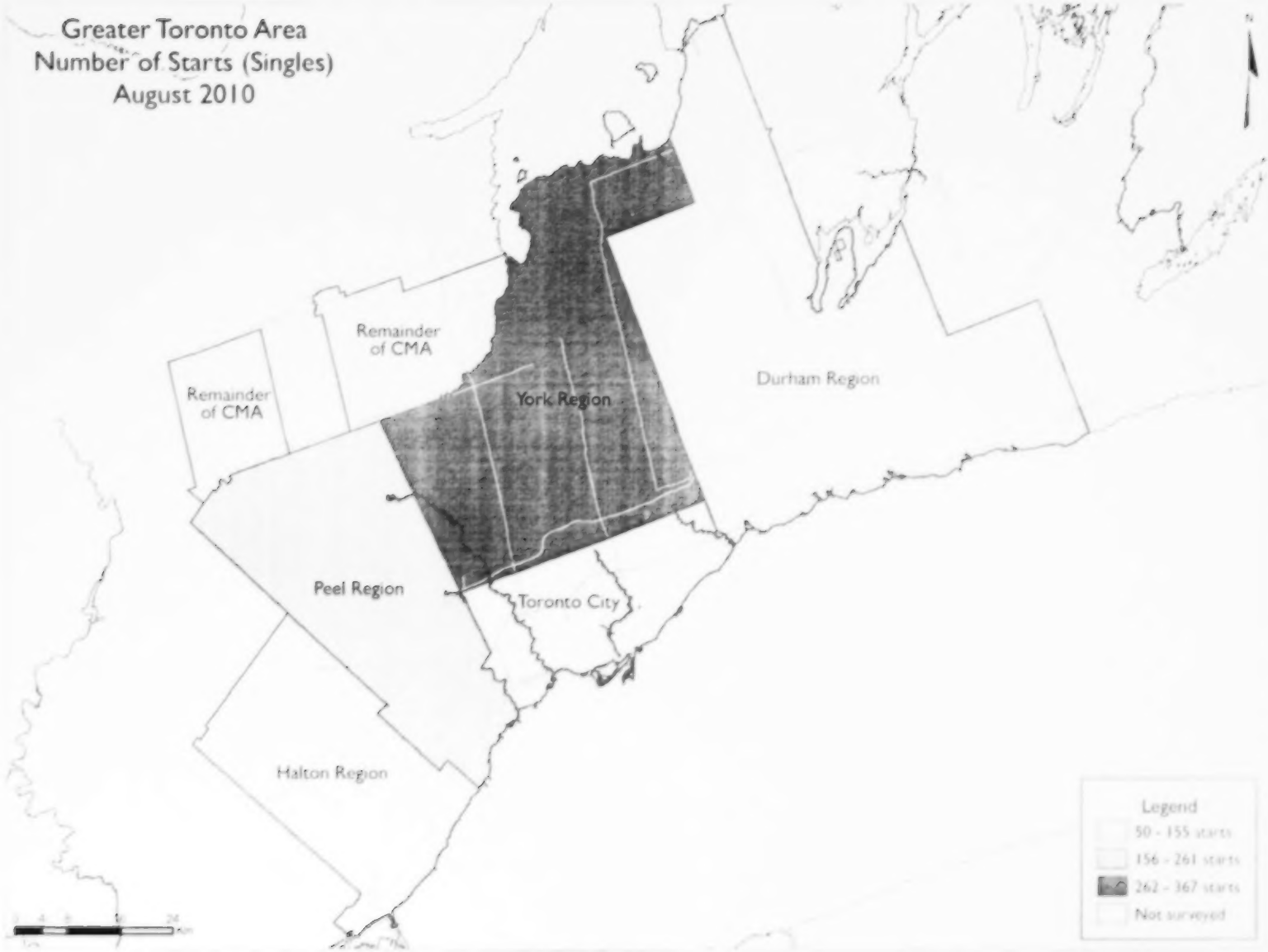
SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of auto-standardized products is available for free.

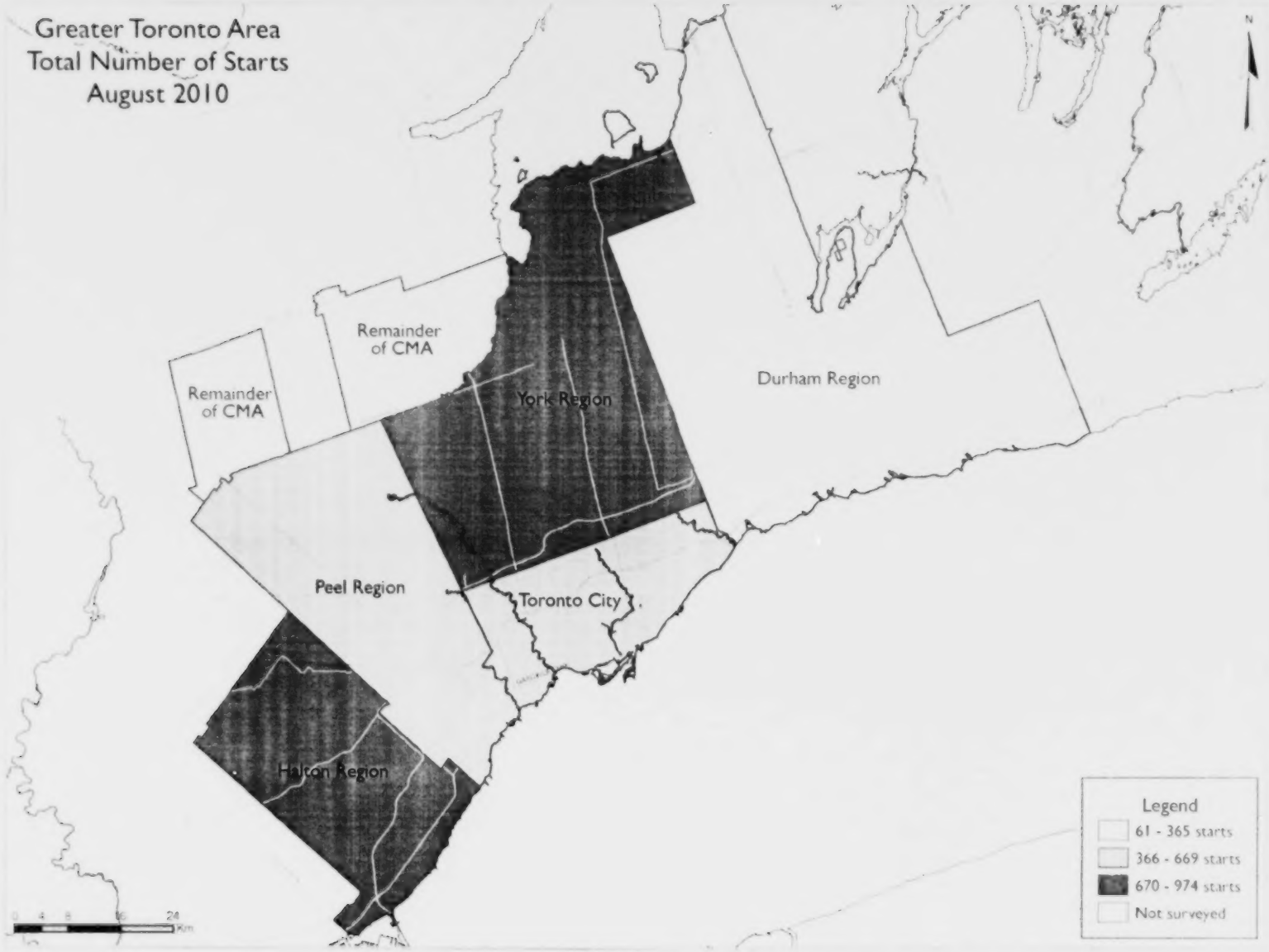

Greater Toronto Area
Number of Starts (Multiples)
August 2010
Legend
11 - 242 starts
243 - 473 starts
474 - 704 starts
Not surveyed
Durham Region
Peel Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

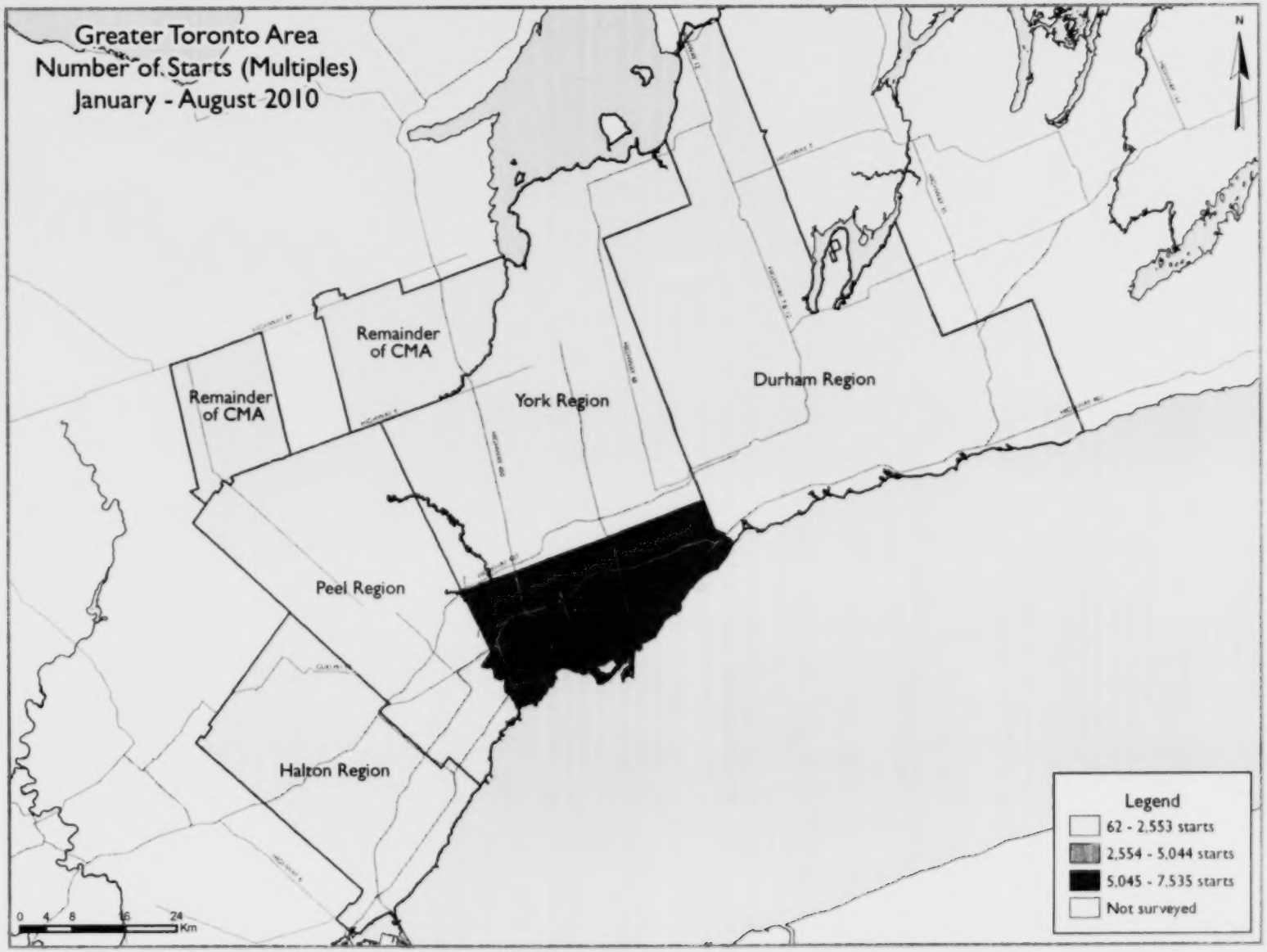

Greater Toronto Area
Number of Starts (Multiples)
August 2010
Remainder of CMA
Remainder of CMA
Durham Region
York Region
Peel Region
Toronto City
Halton Region
Legend
11 - 242 starts
243 - 473 starts
474 - 704 starts
Not surveyed

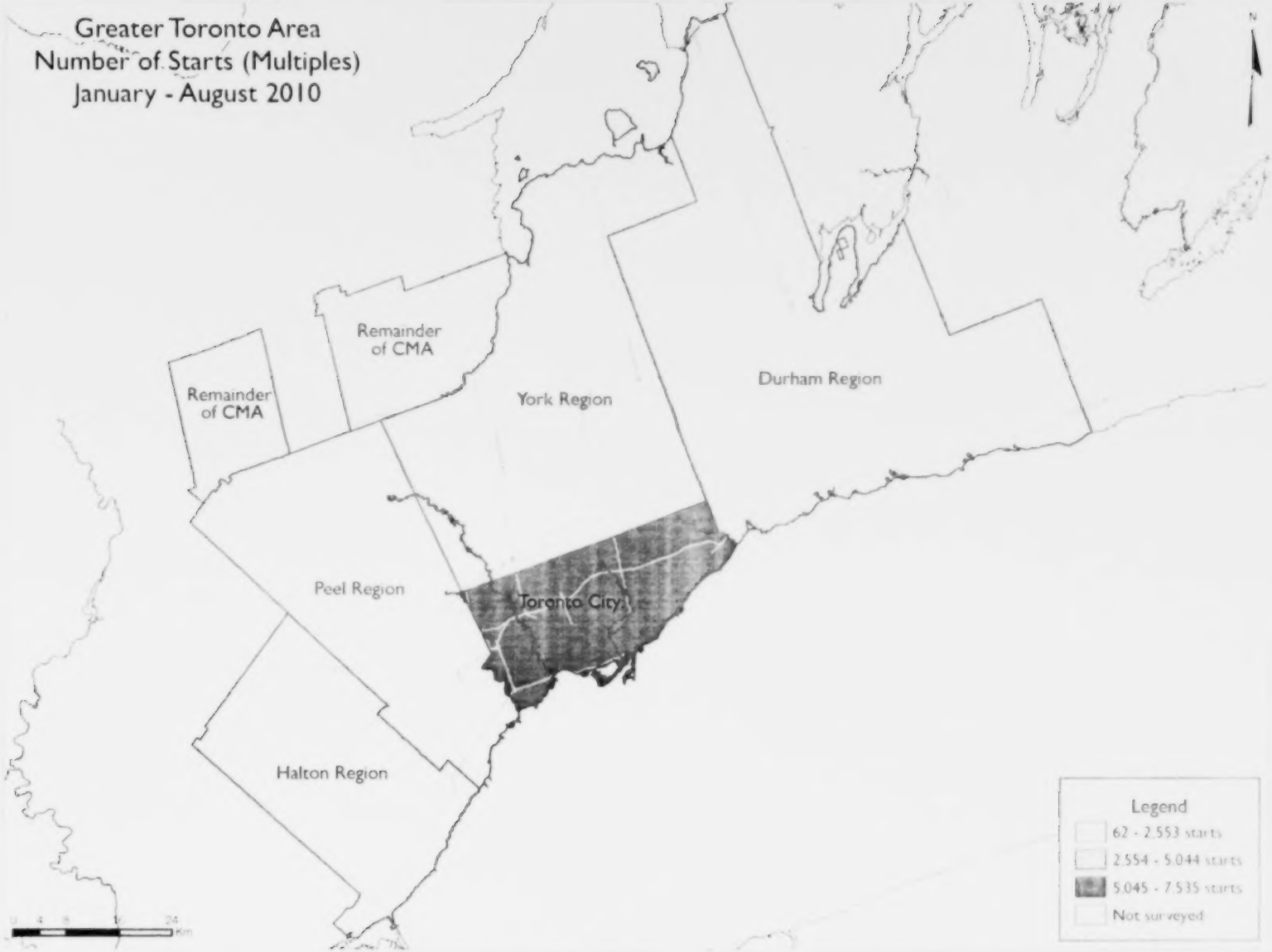

Greater Toronto Area
Number of Starts (Singles)
August 2010
N
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
Legend
50 - 155 starts
156 - 261 starts
262 - 367 starts
Not surveyed
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
August 2010
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
50 - 155 starts
156 - 261 starts
262 - 367 starts
Not surveyed

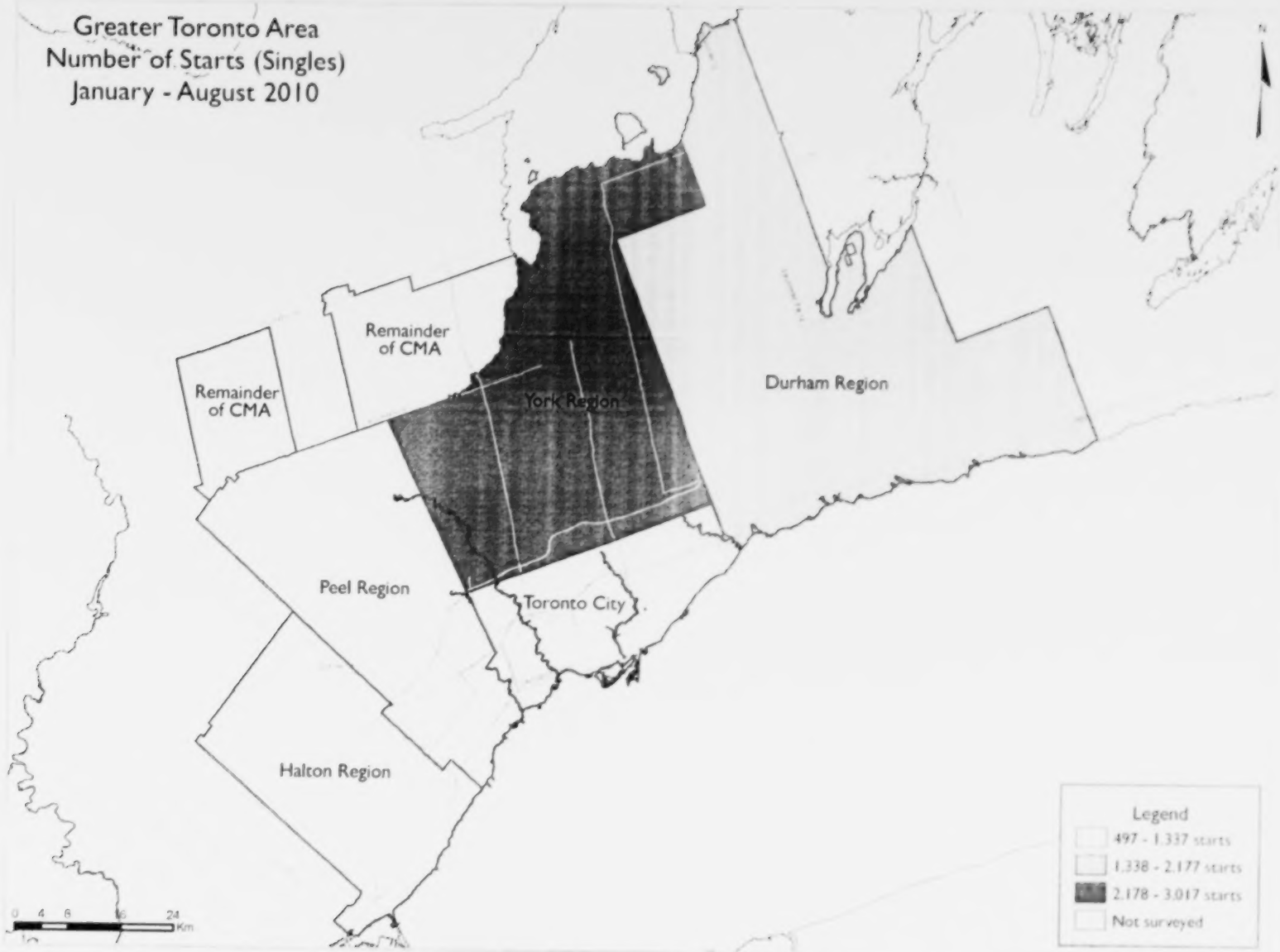
Greater Toronto Area
Total Number of Starts
August 2010
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
N
0 4 8 16 24
Km
Legend
61 - 365 starts
366 - 669 starts
670 - 974 starts
Not surveyed

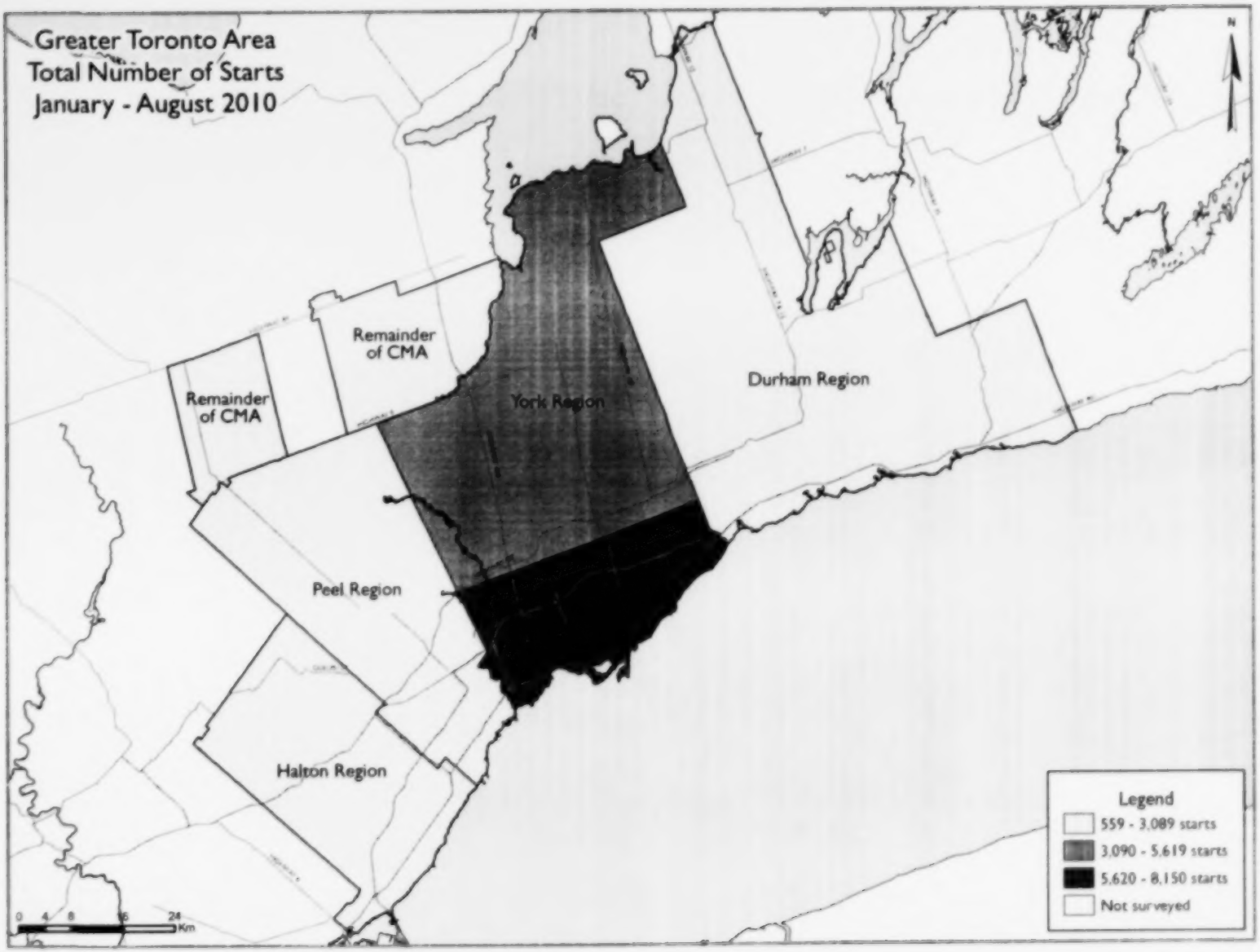

Greater Toronto Area
Total Number of Starts
August 2010
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
61 - 365 starts
366 - 669 starts
670 - 974 starts
Not surveyed


Greater Toronto Area
Number of Starts (Multiples)
January - August 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24 Km
Legend
62 - 2,553 starts
2,554 - 5,044 starts
5,045 - 7,535 starts
Not surveyed


Greater Toronto Area
Number of Starts (Multiples)
January - August 2010
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
62 - 2,553 starts
2,554 - 5,044 starts
5,045 - 7,535 starts
Not surveyed

Greater Toronto Area
Number of Starts (Singles)
January - August 2010
N
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
Legend
497 - 1,337 starts
1,338 - 2,177 starts
2,178 - 3,017 starts
Not surveyed
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
January - August 2010
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
497 - 1,337 starts
1,338 - 2,177 starts
2,178 - 3,017 starts
Not surveyed


Greater Toronto Area
Total Number of Starts
January - August 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
559 - 3,089 starts
3,090 - 5,619 starts
5,620 - 8,150 starts
Not surveyed
0 4 8 16 24
Km

Greater Toronto Area
Total Number of Starts
January - August 2010
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
559 - 3,089 starts
3,090 - 5,619 starts
5,620 - 8,150 starts
Not surveyed

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2010	832	250	348	3	295	1,059	8	112	2,907
August 2009	558	142	148	0	47	668	0	567	2,130
% Change	49.1	76.1	135.1	n/a	**	58.5	n/a	-80.2	36.5
Year-to-date 2010	6,631	1,040	1,878	19	1,055	7,088	22	1,083	18,816
Year-to-date 2009	4,082	1,284	1,153	35	490	7,321	0	1,037	15,402
% Change	62.4	-19.0	62.9	-45.7	115.3	-3.2	n/a	4.4	22.2
UNDER CONSTRUCTION									
August 2010	6,519	1,130	2,707	52	1,211	31,464	30	2,510	45,652
August 2009	5,186	1,474	1,984	65	1,176	34,570	0	2,256	46,711
% Change	25.7	-23.3	36.4	-20.0	3.0	-9.0	n/a	11.3	-2.3
COMPLETIONS									
August 2010	911	102	329	5	124	1,908	0	511	3,890
August 2009	644	218	266	7	121	169	2	165	1,592
% Change	41.5	-53.2	23.7	-28.6	2.5	**	-100.0	**	144.3
Year-to-date 2010	6,623	1,266	1,397	56	696	10,500	0	1,275	21,813
Year-to-date 2009	6,149	1,642	1,603	52	796	8,707	18	438	19,405
% Change	7.7	-22.9	-12.9	7.7	-12.6	20.6	-100.0	191.1	12.4
COMPLETED & NOT ABSORBED									
August 2010	321	24	52	3	28	989	11	712	2,140
August 2009	522	47	147	5	32	284	26	57	1,120
% Change	-38.5	-48.9	-64.6	-40.0	-12.5	**	-57.7	**	91.1
ABSORBED									
August 2010	923	106	331	4	137	1 869	0	114	3,484
August 2009	675	241	261	8	120	154	2	5	1,466
% Change	36.7	-56.0	26.8	-50.0	14.2	**	-100.0	**	137.7
Year-to-date 2010	6,736	1,279	1,483	60	689	9,806	3	193	20,249
Year-to-date 2009	6,246	1,650	1,540	47	785	8,716	8	165	19,157
% Change	7.8	-22.5	-3.7	27.7	-12.2	12.5	-62.5	17.0	5.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2010	116	0	15	0	0	0	0	4	135
August 2009	89	0	16	0	0	0	0	0	105
% Change	**30.3**	**n/a**	**-6.3**	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**28.6**
Year-to-date 2010	1,038	2	158	0	0	0	0	12	1,210
Year-to-date 2009	416	0	30	0	25	0	3	0	474
% Change	**149.5**	**n/a**	******	**n/a**	**-100.0**	**n/a**	**-100.0**	**n/a**	**155.3**
UNDER CONSTRUCTION									
August 2010	833	2	181	0	55	18	0	54	1,143
August 2009	600	0	78	0	108	24	3	0	813
% Change	**38.8**	**n/a**	**132.1**	**n/a**	**-49.1**	**-25.0**	**-100.0**	**n/a**	**40.6**
COMPLETIONS									
August 2010	106	2	0	0	0	0	0	0	108
August 2009	85	0	0	0	10	0	0	0	95
% Change	**24.7**	**n/a**	**n/a**	**n/a**	**-100.0**	**n/a**	**n/a**	**n/a**	**13.7**
Year-to-date 2010	854	4	49	0	51	0	3	0	961
Year-to-date 2009	775	2	160	0	67	131	0	3	1,138
% Change	**10.2**	**100.0**	**-69.4**	**n/a**	**-23.9**	**-100.0**	**n/a**	**-100.0**	**-15.6**
COMPLETED & NOT ABSORBED									
August 2010	10	0	2	0	5	15	0	0	32
August 2009	23	0	18	0	21	94	0	0	156
% Change	**-56.5**	**n/a**	**-88.9**	**n/a**	**-76.2**	**-84.0**	**n/a**	**n/a**	**-79.5**
ABSORBED									
August 2010	103	2	0	0	0	1	0	0	106
August 2009	95	0	1	0	12	6	0	0	114
% Change	**8.4**	**n/a**	**-100.0**	**n/a**	**-100.0**	**-83.3**	**n/a**	**n/a**	**-7.0**
Year-to-date 2010	860	4	54	0	59	46	3	0	1,026
Year-to-date 2009	811	2	173	0	88	91	0	3	1,168
% Change	**6.0**	**100.0**	**-68.8**	**n/a**	**-33.0**	**-49.5**	**n/a**	**-100.0**	**-12.2**

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2010	926	286	356	0	299	1,245	8	116	3,236
August 2009	610	138	172	0	47	668	0	567	2,202
% Change	51.8	107.2	107.0	n/a	**	86.4	n/a	-79.5	47.0
Year-to-date 2010	7,424	1,176	2,023	2	1,103	7,458	22	1,095	20,303
Year-to-date 2009	4,363	1,302	1,167	0	542	7,411	3	1,401	16,189
% Change	70.2	-9.7	73.4	n/a	103.5	0.6	**	-21.8	25.4
UNDER CONSTRUCTION									
August 2010	7,161	1,224	2,809	23	1,287	31,953	30	2,716	47,232
August 2009	5,683	1,498	2,024	40	1,357	35,087	3	2,520	48,212
% Change	26.0	-18.3	38.8	-42.5	-5.2	-8.9	**	7.8	-2.0
COMPLETIONS									
August 2010	1,003	132	320	4	130	1,908	0	511	4,008
August 2009	714	214	266	2	155	182	2	165	1,700
% Change	40.5	-38.3	20.3	100.0	-16.1	**	-100.0	**	135.8
Year-to-date 2010	7,375	1,372	1,422	19	820	10,666	3	1,357	23,034
Year-to-date 2009	7,016	1,644	1,780	33	1,006	8,851	18	441	20,789
% Change	5.1	-16.5	-20.1	-42.4	-18.5	20.5	-83.3	**	10.8
COMPLETED & NOT ABSORBED									
August 2010	332	26	59	3	38	993	11	712	2,174
August 2009	550	48	167	5	58	378	26	57	1,289
% Change	-39.6	-45.8	-64.7	-40.0	-34.5	162.7	-57.7	**	68.7
ABSORBED									
August 2010	986	143	322	3	143	1 869	0	114	3,580
August 2009	743	244	266	3	157	173	2	5	1,593
% Change	32.7	-41.4	21.1	0.0	-8.9	**	-100.0	**	124.7
Year-to-date 2010	7,438	1,383	1,512	21	821	10,042	6	193	21,416
Year-to-date 2009	7,104	1,667	1,738	28	1,012	8,820	8	168	20,545
% Change	4.7	-17.0	-13.0	-25.0	-18.9	13.9	-25.0	14.9	4.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
August 2010	79	0	92	0	0	314	0	87	572
August 2009	19	2	110	0	0	435	0	567	1,133
York Region									
August 2010	367	44	67	0	33	430	8	25	974
August 2009	329	70	33	0	0	233	0	0	665
Peel Region									
August 2010	206	160	20	0	250	0	0	0	636
August 2009	70	60	0	0	17	0	0	0	147
Halton Region									
August 2010	128	80	115	0	8	501	0	0	832
August 2009	54	0	5	0	30	0	0	0	89
Durham Region									
August 2010	146	2	62	0	8	0	0	4	222
August 2009	138	6	24	0	0	0	0	0	168
Toronto CMA									
August 2010	832	250	348	3	295	1,059	8	112	2,907
August 2009	558	142	148	0	47	668	0	567	2,130
Oshawa CMA									
August 2010	116	0	15	0	0	0	0	4	135
August 2009	89	0	16	0	0	0	0	0	105
Greater Toronto Area									
August 2010	926	286	356	0	299	1,245	8	116	3,236
August 2009	610	138	172	0	47	668	0	567	2,202

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
August 2010	1,034	76	671	0	124	25,486	14	2,429	29,863
August 2009	960	228	609	0	44	25,945	0	1,696	29,482
York Region									
August 2010	2,272	330	720	0	261	1,875	8	25	5,491
August 2009	1,622	368	693	1	102	3,529	0	130	6,445
Peel Region									
August 2010	1,664	544	434	23	685	3,443	8	26	6,827
August 2009	1,286	700	282	38	817	4,649	0	430	8,202
Halton Region									
August 2010	969	192	446	0	150	1,131	0	182	3,070
August 2009	883	154	258	0	280	940	0	264	2,779
Durham Region									
August 2010	1,222	82	538	0	67	18	0	54	1,981
August 2009	932	48	182	1	114	24	3	0	1,304
Toronto CMA									
August 2010	6,519	1,130	2,707	52	1,211	31,464	30	2,510	45,652
August 2009	5,186	1,474	1,984	65	1,176	34,570	0	2,256	46,711
Oshawa CMA									
August 2010	833	2	181	0	55	18	0	54	1,143
August 2009	600	0	78	0	108	24	3	0	813
Greater Toronto Area									
August 2010	7,161	1,224	2,809	23	1,287	31,953	30	2,716	47,232
August 2009	5,683	1,498	2,024	40	1,357	35,087	3	2,520	48,212

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
August 2010	85	2	51	0	0	1,205	0	311	1,654
August 2009	81	2	127	0	0	169	2	165	546
York Region									
August 2010	487	28	203	0	82	477	0	0	1,277
August 2009	235	36	102	1	17	0	0	0	391
Peel Region									
August 2010	107	56	24	4	19	226	0	200	636
August 2009	95	94	0	1	42	0	0	0	232
Halton Region									
August 2010	132	42	26	0	29	0	0	0	229
August 2009	199	76	21	0	86	13	0	0	395
Durham Region									
August 2010	192	4	16	0	0	0	0	0	212
August 2009	104	6	16	0	10	0	0	0	136
Toronto CMA									
August 2010	911	102	329	5	124	1,908	0	511	3,890
August 2009	644	218	266	7	121	169	2	165	1,592
Oshawa CMA									
August 2010	106	2	0	0	0	0	0	0	108
August 2009	85	0	0	0	10	0	0	0	95
Greater Toronto Area									
August 2010	1,003	132	320	4	130	1,908	0	511	4,008
August 2009	714	214	266	2	155	182	2	165	1,700

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
August 2010	57	11	32	0	16	906	11	515	1,548
August 2009	102	16	96	0	9	146	11	30	410
York Region									
August 2010	6	2	8	0	4	30	0	0	50
August 2009	9	1	20	0	18	123	0	0	171
Peel Region									
August 2010	234	11	4	3	7	31	0	197	487
August 2009	375	29	10	5	3	7	15	27	471
Halton Region									
August 2010	20	2	10	0	6	11	0	0	49
August 2009	31	2	5	0	7	8	0	0	53
Durham Region									
August 2010	15	0	5	0	5	15	0	0	40
August 2009	33	0	36	0	21	94	0	0	184
Toronto CMA									
August 2010	321	24	52	3	28	989	11	712	2,140
August 2009	522	47	147	5	32	284	26	57	1,120
Oshawa CMA									
August 2010	10	0	2	0	5	15	0	0	32
August 2009	23	0	18	0	21	94	0	0	156
Greater Toronto Area									
August 2010	332	26	59	3	38	993	11	712	2,174
August 2009	550	48	167	5	58	378	26	57	1,289

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
August 2010	74	2	44	0	0	1,160	0	114	1,394
August 2009	83	5	116	0	0	152	2	5	363
York Region									
August 2010	485	32	206	0	89	492	0	0	1,304
August 2009	240	37	102	1	17	2	0	0	399
Peel Region									
August 2010	132	56	24	3	26	216	0	0	457
August 2009	103	108	9	2	40	0	0	0	262
Halton Region									
August 2010	137	49	26	0	28	0	0	0	240
August 2009	208	88	25	0	88	13	0	0	422
Durham Region									
August 2010	158	4	22	0	0	1	0	0	185
August 2009	109	6	14	0	12	6	0	0	147
Toronto CMA									
August 2010	923	106	331	4	137	1,869	0	114	3,484
August 2009	675	241	261	8	120	154	2	5	1,466
Oshawa CMA									
August 2010	103	2	0	0	0	1	0	0	106
August 2009	95	0	1	0	12	6	0	0	114
Greater Toronto Area									
August 2010	986	143	322	3	143	1,869	0	114	3,580
August 2009	743	244	266	3	157	173	2	5	1,593

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	% Change
Toronto City	79	19	0	2	92	110	401	1,002	572	1,133	-49.5
Toronto	11	7	0	2	9	84	93	467	113	560	-79.8
East York	3	0	0	0	0	0	0	0	3	0	n/a
Etobicoke	19	4	0	0	0	0	308	0	327	4	**
North York	24	6	0	0	83	0	0	535	107	541	-80.2
Scarborough	13	1	0	0	0	26	0	0	13	27	-51.9
York	9	1	0	0	0	0	0	0	9	1	**
York Region	367	329	44	70	108	33	455	233	974	665	46.5
Aurora	2	21	0	0	0	0	0	0	2	21	-90.5
East Gwillimbury	14	0	0	0	5	0	0	0	19	0	n/a
Georgina Township	20	8	0	0	0	0	0	0	20	8	150.0
King Township	27	0	0	12	0	0	0	0	27	12	125.0
Markham	18	120	0	16	9	33	430	0	457	169	170.4
Newmarket	22	22	0	0	0	0	0	0	22	22	0.0
Richmond Hill	140	41	4	10	22	0	25	0	191	51	**
Vaughan	112	85	40	0	58	0	0	233	210	318	-34.0
Whitchurch-Stouffville	12	32	0	32	14	0	0	0	26	64	-59.4
Peel Region	206	70	160	60	270	17	0	0	636	147	**
Brampton	144	60	120	30	123	0	0	0	387	90	**
Caledon	24	4	0	0	6	0	0	0	30	4	**
Mississauga	38	6	40	30	141	17	0	0	219	53	**
Halton Region	128	54	80	0	123	35	501	0	832	89	**
Burlington	23	18	36	0	8	0	186	0	253	18	**
Halton Hills	5	4	0	0	0	0	0	0	5	4	25.0
Milton	69	7	44	0	111	30	104	0	328	37	**
Oakville	31	25	0	0	4	5	211	0	246	30	**
Durham Region	146	138	2	6	70	24	4	0	222	168	32.1
Ajax	13	44	2	6	21	0	0	0	36	50	-28.0
Brock	0	0	0	0	0	8	0	0	0	8	-100.0
Clarington	60	36	0	0	0	0	4	0	64	36	77.8
Oshawa	31	39	0	0	0	16	0	0	31	55	-43.6
Pickering	4	2	0	0	34	0	0	0	38	2	**
Scugog	2	2	0	0	0	0	0	0	2	2	0.0
Uxbridge	11	1	0	0	0	0	0	0	11	1	**
Whitby	25	14	0	0	15	0	0	0	40	14	185.7
Remainder of Toronto CMA	50	57	4	4	7	0	0	0	61	61	0.0
Bradford West Gwillimbury	30	20	0	4	7	0	0	0	37	24	54.2
Town of Mono	9	7	0	0	0	0	0	0	9	7	28.6
New Tecumseth	0	30	4	0	0	0	0	0	4	30	-86.7
Orangeville	11	0	0	0	0	0	0	0	11	0	n/a
Toronto CMA	835	558	254	142	647	195	1,171	1,235	2,907	2,130	36.5
Oshawa CMA	116	89	0	0	15	16	4	0	135	105	28.6
Greater Toronto Area (GTA)	926	610	286	138	663	219	1,361	1,235	3,236	2,202	47.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	615	443	42	182	372	298	7,121	6,212	8,150	7,135	14.2
Toronto	82	59	4	6	80	129	3,975	3,164	4,141	3,358	23.3
East York	33	24	2	2	0	0	0	0	35	26	34.6
Etobicoke	94	53	14	6	0	0	2,352	426	2,460	485	**
North York	238	158	0	94	127	49	623	996	988	1,297	-23.8
Scarborough	147	143	20	72	159	120	171	1,626	497	1,961	-74.7
York	19	5	2	2	6	0	0	0	27	7	**
York Region	3,017	1,649	316	324	780	464	455	854	4,568	3,291	38.8
Aurora	230	158	10	44	0	0	0	153	240	355	-32.4
East Gwillimbury	75	8	0	6	45	33	0	0	120	47	155.3
Georgina Township	77	36	0	0	11	13	0	0	88	49	79.6
King Township	137	6	16	12	0	0	0	0	153	18	**
Markham	123	283	60	90	17	166	430	138	630	677	-6.9
Newmarket	160	222	26	12	5	98	0	0	191	332	-42.5
Richmond Hill	538	149	10	30	195	81	25	0	768	260	195.4
Vaughan	1,203	520	114	98	414	61	0	563	1,731	1,242	39.4
Whitchurch-Stouffville	474	267	80	32	93	12	0	0	647	311	108.0
Peel Region	1,186	643	544	590	935	419	229	1,292	2,894	2,944	-1.7
Brampton	821	492	336	120	527	67	26	30	1,710	709	141.2
Caledon	165	17	38	2	35	0	0	0	238	19	**
Mississauga	200	134	170	468	373	352	203	1,262	946	2,216	-57.3
Halton Region	1,246	932	250	180	578	401	806	354	2,880	1,867	54.3
Burlington	221	45	158	54	73	51	370	354	822	504	63.1
Halton Hills	72	29	0	0	23	32	0	0	95	61	55.7
Milton	724	727	90	126	287	225	104	0	1,205	1,078	11.8
Oakville	229	131	2	0	195	93	332	0	758	224	**
Durham Region	1,362	696	30	30	407	126	12	100	1,811	952	90.2
Ajax	229	219	28	30	215	43	0	0	472	292	61.6
Brock	5	22	0	0	0	8	0	0	5	30	-83.3
Clarington	362	179	0	0	51	0	12	0	425	179	137.4
Oshawa	455	134	2	0	8	41	0	0	465	175	165.7
Pickering	49	22	0	0	34	6	0	0	83	28	196.4
Scugog	9	4	0	0	0	0	0	100	9	104	-91.3
Uxbridge	32	13	0	0	0	11	0	0	32	24	33.3
Whitby	221	103	0	0	99	17	0	0	320	120	166.7
Remainder of Toronto CMA	497	241	28	40	34	44	0	0	559	325	72.0
Bradford West Gwillimbury	327	89	4	26	25	33	0	0	356	148	140.5
Town of Mono	39	47	0	0	0	0	0	0	39	47	-17.0
New Tecumseth	40	93	6	8	0	11	0	0	46	112	-58.9
Orangeville	91	12	18	6	9	0	0	0	118	18	**
Toronto CMA	6,650	4,117	1,050	1,292	2,875	1,635	8,241	8,358	18,816	15,402	22.2
Oshawa CMA	1,038	416	2	0	158	58	12	0	1,210	474	155.3
Greater Toronto Area (GTA)	7,426	4,363	1,182	1,306	3,072	1,708	8,623	8,812	20,303	16,189	25.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Toronto City	92	110	0	0	314	435	87	567
Toronto	9	84	0	0	6	0	87	467
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	308	0	0	0
North York	83	0	0	0	0	435	0	100
Scarborough	0	26	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	100	33	8	0	430	233	25	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	5	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	9	33	0	0	430	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	22	0	0	0	0	0	25	0
Vaughan	58	0	0	0	0	233	0	0
Whitchurch-Stouffville	6	0	8	0	0	0	0	0
Peel Region	270	17	0	0	0	0	0	0
Brampton	123	0	0	0	0	0	0	0
Caledon	6	0	0	0	0	0	0	0
Mississauga	141	17	0	0	0	0	0	0
Halton Region	123	35	0	0	501	0	0	0
Burlington	8	0	0	0	186	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	111	30	0	0	104	0	0	0
Oakville	4	5	0	0	211	0	0	0
Durham Region	70	24	0	0	0	0	4	0
Ajax	21	0	0	0	0	0	0	0
Brock	0	8	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	4	0
Oshawa	0	16	0	0	0	0	0	0
Pickering	34	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	15	0	0	0	0	0	0	0
Remainder of Toronto CMA	7	0	0	0	0	0	0	0
Bradford West Gwillimbury	7	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	639	195	8	0	1,059	668	112	567
Oshawa CMA	15	16	0	0	0	0	4	0
Greater Toronto Area (GTA)	655	219	8	0	1,245	668	116	567

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	**366**	**298**	**6**	**0**	**6,089**	**5,343**	**1,032**	**869**
Toronto	80	129	0	0	3,597	2,395	378	769
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	1,851	426	501	0
North York	127	49	0	0	623	896	0	100
Scarborough	159	120	0	0	18	1,626	153	0
York	0	0	6	0	0	0	0	0
York Region	**772**	**464**	**8**	**0**	**430**	**716**	**25**	**138**
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	45	33	0	0	0	0	0	0
Georgina Township	11	13	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	17	166	0	0	430	0	0	138
Newmarket	5	98	0	0	0	0	0	0
Richmond Hill	195	81	0	0	0	0	25	0
Vaughan	414	61	0	0	0	563	0	0
Whitchurch-Stouffville	85	12	8	0	0	0	0	0
Peel Region	**927**	**419**	**8**	**0**	**203**	**1,262**	**26**	**30**
Brampton	519	67	8	0	0	0	26	30
Caledon	35	0	0	0	0	0	0	0
Mississauga	373	352	0	0	203	1,262	0	0
Halton Region	**578**	**401**	**0**	**0**	**806**	**90**	**0**	**264**
Burlington	73	51	0	0	370	90	0	264
Halton Hills	23	32	0	0	0	0	0	0
Milton	287	225	0	0	104	0	0	0
Oakville	195	93	0	0	332	0	0	0
Durham Region	**407**	**123**	**0**	**3**	**0**	**0**	**12**	**100**
Ajax	215	43	0	0	0	0	0	0
Brock	0	8	0	0	0	0	0	0
Clarington	51	0	0	0	0	0	12	0
Oshawa	8	38	0	3	0	0	0	0
Pickering	34	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	100
Uxbridge	0	11	0	0	0	0	0	0
Whitby	99	17	0	0	0	0	0	0
Remainder of Toronto CMA	**34**	**44**	**0**	**0**	**0**	**0**	**0**	**0**
Bradford West Gwillimbury	25	33	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	11	0	0	0	0	0	0
Orangeville	9	0	0	0	0	0	0	0
Toronto CMA	**2,853**	**1,635**	**22**	**0**	**7,158**	**7,321**	**1,083**	**1,037**
Oshawa CMA	**158**	**55**	**0**	**3**	**0**	**0**	**12**	**0**
Greater Toronto Area (GTA)	**3,050**	**1,705**	**22**	**3**	**7,528**	**7,411**	**1,095**	**1,401**

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market August 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Toronto City	171	131	314	435	87	567	572	1,133
Toronto	20	93	6	0	87	467	113	560
East York	3	0	0	0	0	0	3	0
Etobicoke	19	4	308	0	0	0	327	4
North York	107	6	0	435	0	100	107	541
Scarborough	13	27	0	0	0	0	13	27
York	9	1	0	0	0	0	9	1
York Region	478	432	463	233	33	0	974	665
Aurora	2	21	0	0	0	0	2	21
East Gwillimbury	19	0	0	0	0	0	19	0
Georgina Township	20	8	0	0	0	0	20	8
King Township	27	12	0	0	0	0	27	12
Markham	18	169	439	0	0	0	457	169
Newmarket	22	22	0	0	0	0	22	22
Richmond Hill	166	51	0	0	25	0	191	51
Vaughan	192	85	18	233	0	0	210	318
Whitchurch-Stouffville	12	64	6	0	8	0	26	64
Peel Region	386	130	250	17	0	0	636	147
Brampton	284	90	103	0	0	0	387	90
Caledon	24	4	6	0	0	0	30	4
Mississauga	78	36	141	17	0	0	219	53
Halton Region	323	59	509	30	0	0	832	89
Burlington	59	18	194	0	0	0	253	18
Halton Hills	5	4	0	0	0	0	5	4
Milton	224	7	104	30	0	0	328	37
Oakville	35	30	211	0	0	0	246	30
Durham Region	210	168	8	0	4	0	222	168
Ajax	28	50	8	0	0	0	36	50
Brock	0	8	0	0	0	0	0	8
Clarington	60	36	0	0	4	0	64	36
Oshawa	31	55	0	0	0	0	31	55
Pickering	38	2	0	0	0	0	38	2
Scugog	2	2	0	0	0	0	2	2
Uxbridge	11	1	0	0	0	0	11	1
Whitby	40	14	0	0	0	0	40	14
Remainder of Toronto CMA	54	61	7	0	0	0	61	61
Bradford West Gwillimbury	37	24	0	0	0	0	37	24
Town of Mono	6	7	3	0	0	0	9	7
New Tecumseth	0	30	4	0	0	0	4	30
Orangeville	11	0	0	0	0	0	11	0
Toronto CMA	1,430	848	1,357	715	120	567	2,907	2,130
Oshawa CMA	131	105	0	0	4	0	135	105
Greater Toronto Area (GTA)	1,568	920	1,544	715	124	567	3,236	2,202

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	1,006	916	6,106	5,350	1,038	869	8,150	7,135
Toronto	236	194	3,527	2,395	378	769	4,141	3,358
East York	35	26	0	0	0	0	35	26
Etobicoke	108	59	1,851	426	501	0	2,460	485
North York	327	301	661	896	0	100	988	1,297
Scarborough	277	328	67	1,633	153	0	497	1,961
York	21	7	0	0	6	0	27	7
York Region	3,840	2,409	695	744	33	138	4,568	3,291
Aurora	240	202	0	153	0	0	240	355
East Gwillimbury	120	47	0	0	0	0	120	47
Georgina Township	88	49	0	0	0	0	88	49
King Township	153	18	0	0	0	0	153	18
Markham	191	539	439	0	0	138	630	677
Newmarket	186	332	5	0	0	0	191	332
Richmond Hill	690	248	53	12	25	0	768	260
Vaughan	1,588	675	143	567	0	0	1,731	1,242
Whitchurch-Stouffville	584	299	55	12	8	0	647	311
Peel Region	2,082	1,430	778	1,484	34	30	2,894	2,944
Brampton	1,362	679	314	0	34	30	1,710	709
Caledon	226	19	12	0	0	0	238	19
Mississauga	494	732	452	1,484	0	0	946	2,216
Halton Region	1,904	1,253	976	350	0	264	2,880	1,867
Burlington	398	115	424	125	0	264	822	504
Halton Hills	95	61	0	0	0	0	95	61
Milton	1,084	888	121	190	0	0	1,205	1,078
Oakville	327	189	431	35	0	0	758	224
Durham Region	1,791	824	8	25	12	103	1,811	952
Ajax	464	292	8	0	0	0	472	292
Brock	5	30	0	0	0	0	5	30
Clarington	413	179	0	0	12	0	425	179
Oshawa	465	164	0	8	0	3	465	175
Pickering	83	28	0	0	0	0	83	28
Scugog	9	4	0	0	0	100	9	104
Uxbridge	32	24	0	0	0	0	32	24
Whitby	320	103	0	17	0	0	320	120
Remainder of Toronto CMA	536	282	23	43	0	0	559	325
Bradford West Gwillimbury	356	148	0	0	0	0	356	148
Town of Mono	30	28	9	19	0	0	39	47
New Tecumseth	32	88	14	24	0	0	46	112
Orangeville	118	18	0	0	0	0	118	18
Toronto CMA	9,549	6,519	8,162	7,846	1,105	1,037	18,816	15,402
Oshawa CMA	1,198	446	0	25	12	3	1,210	474
Greater Toronto Area (GTA)	10,623	6,832	8,563	7,953	1,117	1,404	20,303	16,189

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	% Change
Toronto City	85	81	2	4	51	127	1,516	334	1,654	546	**
Toronto	4	5	0	4	28	0	1,360	165	1,392	174	**
East York	4	0	0	0	0	0	0	0	4	0	n/a
Etobicoke	12	5	0	0	0	34	0	0	12	39	-69.2
North York	42	41	0	0	23	12	156	169	221	222	-0.5
Scarborough	22	30	0	0	0	81	0	0	22	111	-80.2
York	1	0	2	0	0	0	0	0	3	0	n/a
York Region	487	236	28	36	285	119	477	0	1,277	391	**
Aurora	41	24	4	4	0	0	0	0	45	28	60.7
East Gwillimbury	11	3	12	8	4	4	0	0	27	15	80.0
Georgina Township	13	4	0	0	25	0	0	0	38	4	**
King Township	20	2	0	0	0	0	0	0	20	2	**
Markham	4	4	2	10	31	60	0	0	37	74	-50.0
Newmarket	22	17	0	2	0	0	0	0	22	19	15.8
Richmond Hill	67	18	2	0	84	17	0	0	153	35	**
Vaughan	250	120	0	12	124	0	477	0	851	132	**
Whitchurch-Stouffville	59	44	8	0	17	38	0	0	84	82	2.4
Peel Region	111	96	62	94	37	42	426	0	636	232	174.1
Brampton	48	77	16	24	0	9	426	0	490	110	**
Caledon	25	6	16	0	24	0	0	0	65	6	**
Mississauga	38	13	30	70	13	33	0	0	81	116	-30.2
Halton Region	132	199	42	76	55	107	0	13	229	395	-42.0
Burlington	15	13	36	6	6	24	0	13	57	56	1.8
Halton Hills	11	11	0	0	0	0	0	0	11	11	0.0
Milton	100	148	6	70	22	62	0	0	128	280	-54.3
Oakville	6	27	0	0	27	21	0	0	33	48	-31.3
Durham Region	192	104	4	6	16	26	0	0	212	136	55.9
Ajax	42	4	2	6	16	6	0	0	60	16	**
Brock	30	7	0	0	0	0	0	0	30	7	**
Clarington	32	33	2	0	0	0	0	0	34	33	3.0
Oshawa	50	28	0	0	0	0	0	0	50	28	78.6
Pickering	13	8	0	0	0	10	0	0	13	18	-27.8
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	0	0	0	0	0	0	0	0	0	0	n/a
Whitby	24	24	0	0	0	10	0	0	24	34	-29.4
Remainder of Toronto CMA	61	40	8	10	9	0	0	0	78	50	56.0
Bradford West Gwillimbury	35	29	4	10	0	0	0	0	39	39	0.0
Town of Mono	8	5	0	0	0	0	0	0	8	5	60.0
New Tecumseth	3	5	0	0	0	0	0	0	3	5	-40.0
Orangeville	15	1	4	0	9	0	0	0	28	1	**
Toronto CMA	916	651	108	220	447	387	2,419	334	3,890	1,592	144.3
Oshawa CMA	106	85	2	0	0	10	0	0	108	95	13.7
Greater Toronto Area (GTA)	1,007	716	138	216	444	421	2,419	347	4,008	1,700	135.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	528	630	138	330	175	635	8,313	7,138	9,154	8,733	4.8
Toronto	49	79	0	30	36	94	6,596	4,981	6,681	5,184	28.9
East York	22	22	4	0	18	0	198	0	242	22	**
Etobicoke	67	77	10	6	4	192	127	740	208	1,015	-79.5
North York	233	309	106	142	30	205	1,284	1,262	1,653	1,918	-13.8
Scarborough	148	132	12	150	52	131	108	155	320	568	-43.7
York	9	11	6	2	35	13	0	0	50	26	92.3
York Region	3,582	2,754	552	458	793	690	1,875	812	6,802	4,714	44.3
Aurora	208	238	82	30	0	17	0	0	290	285	1.8
East Gwillimbury	39	32	22	52	52	30	0	0	113	114	-0.9
Georgina Township	59	39	0	0	25	0	0	0	84	39	115.4
King Township	58	13	16	0	0	0	0	0	74	13	**
Markham	413	728	92	168	103	222	942	562	1,550	1,680	-7.7
Newmarket	205	281	12	14	79	0	0	0	296	295	0.3
Richmond Hill	486	151	38	8	118	26	456	221	1,098	406	170.4
Vaughan	1,698	918	184	138	225	120	477	29	2,584	1,205	114.4
Whitchurch-Stouffville	416	354	106	48	191	275	0	0	713	677	5.3
Peel Region	782	1,262	360	520	516	269	1,510	1,065	3,168	3,116	1.7
Brampton	484	1,005	134	216	90	147	907	151	1,615	1,519	6.3
Caledon	110	48	26	8	52	3	0	25	188	84	123.8
Mississauga	188	209	200	296	374	119	603	889	1,365	1,513	-9.8
Halton Region	1,239	1,249	296	248	480	752	377	143	2,392	2,392	0.0
Burlington	149	257	154	28	99	148	306	13	708	446	58.7
Halton Hills	49	44	0	0	17	14	0	0	66	58	13.8
Milton	868	685	142	208	217	497	71	62	1,298	1,452	-10.6
Oakville	173	263	0	12	147	93	0	68	320	436	-26.6
Durham Region	1,263	1,154	32	96	223	450	0	134	1,518	1,834	-17.2
Ajax	295	241	28	94	106	52	0	0	429	387	10.9
Brock	50	38	0	0	0	8	0	0	50	46	8.7
Clarington	260	301	2	0	4	24	0	0	266	325	-18.2
Oshawa	297	242	2	0	65	64	0	3	364	309	17.8
Pickering	39	46	0	0	8	147	0	0	47	193	-75.6
Scugog	9	11	0	0	0	0	0	0	9	11	-18.2
Uxbridge	16	43	0	0	6	16	0	0	22	59	-62.7
Whitby	297	232	0	2	34	139	0	131	331	504	-34.3
Remainder of Toronto CMA	347	233	60	24	42	0	58	0	507	257	97.3
Bradford West Gwillimbury	163	123	20	24	6	0	0	0	189	147	28.6
Town of Mono	34	34	0	0	0	0	0	0	34	34	0.0
New Tecumseth	86	55	14	0	0	0	0	0	100	55	81.8
Orangeville	64	21	26	0	36	0	58	0	184	21	**
Toronto CMA	6,679	6,201	1,280	1,646	2,027	2,413	11,827	9,145	21,813	19,405	12.4
Oshawa CMA	854	775	4	2	103	227	0	134	961	1,138	-15.6
Greater Toronto Area (GTA)	7,394	7,049	1,378	1,652	2,187	2,796	12,075	9,292	23,034	20,789	10.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Toronto City	51	127	0	0	1,205	169	311	165
Toronto	28	0	0	0	1,205	0	155	165
East York	0	0	0	0	0	0	0	0
Etobicoke	0	34	0	0	0	0	0	0
North York	23	12	0	0	0	169	156	0
Scarborough	0	81	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	285	119	0	0	477	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	4	4	0	0	0	0	0	0
Georgina Township	25	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	31	60	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	84	17	0	0	0	0	0	0
Vaughan	124	0	0	0	477	0	0	0
Whitchurch-Stouffville	17	38	0	0	0	0	0	0
Peel Region	37	42	0	0	226	0	200	0
Brampton	0	9	0	0	226	0	200	0
Caledon	24	0	0	0	0	0	0	0
Mississauga	13	33	0	0	0	0	0	0
Halton Region	55	107	0	0	0	13	0	0
Burlington	6	24	0	0	0	13	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	22	62	0	0	0	0	0	0
Oakville	27	21	0	0	0	0	0	0
Durham Region	16	26	0	0	0	0	0	0
Ajax	16	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	10	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	10	0	0	0	0	0	0
Remainder of Toronto CMA	9	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	9	0	0	0	0	0	0	0
Toronto CMA	447	387	0	0	1,908	169	511	165
Oshawa CMA	0	10	0	0	0	0	0	0
Greater Toronto Area (GTA)	444	421	0	0	1,908	182	511	165

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	**175**	**635**	**0**	**0**	**7,582**	**6,764**	**731**	**374**
Toronto	36	94	0	0	6,021	4,607	575	374
East York	18	0	0	0	198	0	0	0
Etobicoke	4	192	0	0	127	740	0	0
North York	30	205	0	0	1,128	1,262	156	0
Scarborough	52	131	0	0	108	155	0	0
York	35	13	0	0	0	0	0	0
York Region	**793**	**690**	**0**	**0**	**1,755**	**782**	**120**	**30**
Aurora	0	17	0	0	0	0	0	0
East Gwillimbury	52	30	0	0	0	0	0	0
Georgina Township	25	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	103	222	0	0	822	532	120	30
Newmarket	79	0	0	0	0	0	0	0
Richmond Hill	118	26	0	0	456	221	0	0
Vaughan	225	120	0	0	477	29	0	0
Whitchurch-Stouffville	191	275	0	0	0	0	0	0
Peel Region	**516**	**253**	**0**	**16**	**1,086**	**1,037**	**424**	**28**
Brampton	90	131	0	16	677	151	230	0
Caledon	52	3	0	0	0	0	0	25
Mississauga	374	119	0	0	409	886	194	3
Halton Region	**480**	**752**	**0**	**0**	**295**	**137**	**82**	**6**
Burlington	99	148	0	0	224	13	82	0
Halton Hills	17	14	0	0	0	0	0	0
Milton	217	497	0	0	71	56	0	6
Oakville	147	93	0	0	0	68	0	0
Durham Region	**220**	**450**	**3**	**0**	**0**	**131**	**0**	**3**
Ajax	106	52	0	0	0	0	0	0
Brock	0	8	0	0	0	0	0	0
Clarington	4	24	0	0	0	0	0	0
Oshawa	62	64	3	0	0	0	0	3
Pickering	8	147	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	6	16	0	0	0	0	0	0
Whitby	34	139	0	0	0	131	0	0
Remainder of Toronto CMA	**42**	**0**	**0**	**0**	**58**	**0**	**0**	**0**
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	36	0	0	0	58	0	0	0
Toronto CMA	**2,027**	**2,397**	**0**	**16**	**10,552**	**8,707**	**1,275**	**438**
Oshawa CMA	**100**	**227**	**3**	**0**	**0**	**131**	**0**	**3**
Greater Toronto Area (GTA)	**2,184**	**2,780**	**3**	**16**	**10,718**	**8,851**	**1,357**	**441**

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009	Aug 2010	Aug 2009
Toronto City	**138**	**210**	**1,205**	**169**	**311**	**167**	**1,654**	**546**
Toronto	32	7	1,205	0	155	167	1,392	174
East York	4	0	0	0	0	0	4	0
Etobicoke	12	39	0	0	0	0	12	39
North York	65	53	0	169	156	0	221	222
Scarborough	22	111	0	0	0	0	22	111
York	3	0	0	0	0	0	3	0
York Region	**718**	**373**	**559**	**18**	**0**	**0**	**1,277**	**391**
Aurora	45	27	0	1	0	0	45	28
East Gwillimbury	27	15	0	0	0	0	27	15
Georgina Township	38	4	0	0	0	0	38	4
King Township	20	2	0	0	0	0	20	2
Markham	37	74	0	0	0	0	37	74
Newmarket	22	19	0	0	0	0	22	19
Richmond Hill	149	18	4	17	0	0	153	35
Vaughan	313	132	538	0	0	0	851	132
Whitchurch-Stouffville	67	82	17	0	0	0	84	82
Peel Region	**187**	**189**	**249**	**43**	**200**	**0**	**636**	**232**
Brampton	64	101	226	9	200	0	490	110
Caledon	55	5	10	1	0	0	65	6
Mississauga	68	83	13	33	0	0	81	116
Halton Region	**200**	**296**	**29**	**99**	**0**	**0**	**229**	**395**
Burlington	51	19	6	37	0	0	57	56
Halton Hills	11	11	0	0	0	0	11	11
Milton	128	218	0	62	0	0	128	280
Oakville	10	48	23	0	0	0	33	48
Durham Region	**212**	**126**	**0**	**10**	**0**	**0**	**212**	**136**
Ajax	60	16	0	0	0	0	60	16
Brock	30	7	0	0	0	0	30	7
Clarington	34	33	0	0	0	0	34	33
Oshawa	50	28	0	0	0	0	50	28
Pickering	13	18	0	0	0	0	13	18
Scugog	1	0	0	0	0	0	1	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	24	24	0	10	0	0	24	34
Remainder of Toronto CMA	**77**	**45**	**1**	**5**	**0**	**0**	**78**	**50**
Bradford West Gwillimbury	39	39	0	0	0	0	39	39
Town of Mono	7	1	1	4	0	0	8	5
New Tecumseth	3	4	0	1	0	0	3	5
Orangeville	28	1	0	0	0	0	28	1
Toronto CMA	**1,342**	**1,128**	**2,037**	**297**	**511**	**167**	**3,890**	**1,592**
Oshawa CMA	**108**	**85**	**0**	**10**	**0**	**0**	**108**	**95**
Greater Toronto Area (GTA)	**1,455**	**1,194**	**2,042**	**339**	**511**	**167**	**4,008**	**1,700**

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - August 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	**877**	**1,510**	**7,546**	**6,847**	**731**	**376**	**9,154**	**8,733**
Toronto	137	171	5,969	4,637	575	376	6,681	5,184
East York	44	22	198	0	0	0	242	22
Etobicoke	81	275	127	740	0	0	208	1,015
North York	369	633	1,128	1,285	156	0	1,653	1,918
Scarborough	196	383	124	185	0	0	320	568
York	50	26	0	0	0	0	50	26
York Region	**4,682**	**3,717**	**2,000**	**967**	**120**	**30**	**6,802**	**4,714**
Aurora	290	284	0	1	0	0	290	285
East Gwillimbury	113	114	0	0	0	0	113	114
Georgina Township	84	39	0	0	0	0	84	39
King Township	74	13	0	0	0	0	74	13
Markham	608	1,090	822	560	120	30	1,550	1,680
Newmarket	296	295	0	0	0	0	296	295
Richmond Hill	626	168	472	238	0	0	1,098	406
Vaughan	2,045	1,096	539	109	0	0	2,584	1,205
Whitchurch-Stouffville	546	618	167	59	0	0	713	677
Peel Region	**1,368**	**1,943**	**1,376**	**1,129**	**424**	**44**	**3,168**	**3,116**
Brampton	661	1,313	724	190	230	16	1,615	1,519
Caledon	178	51	10	8	0	25	188	84
Mississauga	529	579	642	931	194	3	1,365	1,513
Halton Region	**1,784**	**1,647**	**526**	**739**	**82**	**6**	**2,392**	**2,392**
Burlington	321	284	305	162	82	0	708	446
Halton Hills	57	48	9	10	0	0	66	58
Milton	1,144	1,006	154	440	0	6	1,298	1,452
Oakville	262	309	58	127	0	0	320	436
Durham Region	**1,458**	**1,623**	**57**	**208**	**3**	**3**	**1,518**	**1,834**
Ajax	429	387	0	0	0	0	429	387
Brock	50	46	0	0	0	0	50	46
Clarington	266	325	0	0	0	0	266	325
Oshawa	329	300	32	6	3	3	364	309
Pickering	47	193	0	0	0	0	47	193
Scugog	9	11	0	0	0	0	9	11
Uxbridge	16	49	6	10	0	0	22	59
Whitby	312	312	19	192	0	0	331	504
Remainder of Toronto CMA	**404**	**232**	**103**	**25**	**0**	**0**	**507**	**257**
Bradford West Gwillimbury	189	147	0	0	0	0	189	147
Town of Mono	24	17	10	17	0	0	34	34
New Tecumseth	65	47	35	8	0	0	100	55
Orangeville	126	21	58	0	0	0	184	21
Toronto CMA	**9,286**	**9,394**	**11,252**	**9,555**	**1,275**	**456**	**21,813**	**19,405**
Oshawa CMA	**907**	**937**	**51**	**198**	**3**	**3**	**961**	**1,138**
Greater Toronto Area (GTA)	**10,169**	**10,440**	**11,505**	**9,890**	**1,360**	**459**	**23,034**	**20,789**

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
August 2010	5	6.8	0	0.0	1	1.4	17	23.0	51	68.9	74	1,155,900	1,305,207
August 2009	1	1.2	4	4.8	23	27.7	8	9.6	47	56.6	83	850,000	853,495
Year-to-date 2010	22	4.1	10	1.9	42	7.8	99	18.5	363	67.7	536	910,000	1,198,547
Year-to-date 2009	26	4.0	31	4.8	45	6.9	151	23.2	397	61.1	650	850,000	885,417
Toronto													
August 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	4.5	42	95.5	44	1,299,500	1,512,838
Year-to-date 2009	1	1.3	0	0.0	2	2.6	7	9.0	68	87.2	78	1,099,500	1,289,664
East York													
August 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	9.1	20	90.9	22	1,024,500	1,072,495
Year-to-date 2009	0	0.0	0	0.0	0	0.0	10	41.7	14	58.3	24	797,000	895,750
Etobicoke													
August 2010	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	2,100,000	2,008,023
August 2009	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2010	2	2.7	0	0.0	0	0.0	6	8.1	66	89.2	74	1,437,400	1,585,484
Year-to-date 2009	0	0.0	0	0.0	0	0.0	11	15.3	61	84.7	72	882,950	918,400
North York													
August 2010	0	0.0	0	0.0	0	0.0	3	9.7	28	90.3	31	1,479,000	1,465,702
August 2009	1	2.6	0	0.0	0	0.0	0	0.0	38	97.4	39	1,050,000	1,111,856
Year-to-date 2010	1	0.4	0	0.0	2	0.8	13	5.4	224	93.3	240	1,317,450	1,465,340
Year-to-date 2009	1	0.3	20	6.0	5	1.5	59	17.8	246	74.3	331	916,000	937,660
Scarborough													
August 2010	5	25.0	0	0.0	1	5.0	13	65.0	1	5.0	20	513,990	509,064
August 2009	0	0.0	4	12.5	23	71.9	5	15.6	0	0.0	32	483,990	478,753
Year-to-date 2010	18	12.3	10	6.8	40	27.4	72	49.3	6	4.1	146	500,990	518,453
Year-to-date 2009	21	16.0	11	8.4	38	29.0	56	42.7	5	3.8	131	497,990	518,704
York													
August 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
August 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	1	10.0	0	0.0	0	0.0	4	40.0	5	50.0	10	739,500	755,990
Year-to-date 2009	3	21.4	0	0.0	0	0.0	8	57.1	3	21.4	14	662,500	642,071

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
August 2010	38	7.9	52	10.8	55	11.4	267	55.4	70	14.5	482	572,490	598,861
August 2009	31	12.9	38	15.8	26	10.8	108	45.0	37	15.4	240	555,120	602,578
Year-to-date 2010	319	8.9	565	15.8	471	13.1	1,962	54.8	266	7.4	3,583	546,990	561,245
Year-to-date 2009	326	11.9	478	17.4	477	17.4	1,257	45.7	211	7.7	2,749	512,990	547,999
Aurora													
August 2010	0	0.0	2	4.9	6	14.6	32	78.0	1	2.4	41	560,990	559,454
August 2009	0	0.0	0	0.0	2	8.0	10	40.0	13	52.0	25	874,900	867,615
Year-to-date 2010	1	0.5	15	7.2	33	15.8	128	61.2	32	15.3	209	568,990	620,858
Year-to-date 2009	1	0.4	17	7.2	55	23.2	136	57.4	28	11.8	237	546,900	594,562
East Gwillimbury													
August 2010	5	45.5	6	54.5	0	0.0	0	0.0	0	0.0	11	414,900	405,916
August 2009	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2010	22	56.4	15	38.5	0	0.0	0	0.0	2	5.1	39	399,990	428,704
Year-to-date 2009	20	62.5	4	12.5	1	3.1	1	3.1	6	18.8	32	394,950	529,897
Georgina Township													
August 2010	13	100.0	0	0.0	0	0.0	0	0.0	0	0.0	13	329,900	328,368
August 2009	3	75.0	0	0.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2010	49	83.1	0	0.0	1	1.7	4	6.8	5	8.5	59	310,900	399,277
Year-to-date 2009	31	79.5	1	2.6	0	0.0	5	12.8	2	5.1	39	335,900	399,741
King Township													
August 2010	8	44.4	10	55.6	0	0.0	0	0.0	0	0.0	18	407,990	399,101
August 2009	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2010	16	28.1	28	49.1	5	8.8	6	10.5	2	3.5	57	407,990	461,324
Year-to-date 2009	1	7.7	0	0.0	1	7.7	4	30.8	7	53.8	13	825,000	872,154
Markham													
August 2010	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
August 2009	2	50.0	0	0.0	0	0.0	0	0.0	2	50.0	4	--	--
Year-to-date 2010	7	1.7	50	12.1	79	19.1	263	63.5	15	3.6	414	542,945	557,944
Year-to-date 2009	44	6.1	142	19.5	144	19.8	373	51.3	24	3.3	727	524,900	543,861
Newmarket													
August 2010	1	5.3	8	42.1	4	21.1	6	31.6	0	0.0	19	463,990	487,302
August 2009	10	58.8	1	5.9	4	23.5	2	11.8	0	0.0	17	385,990	419,856
Year-to-date 2010	59	29.2	64	31.7	34	16.8	43	21.3	2	1.0	202	436,495	454,531
Year-to-date 2009	174	61.5	35	12.4	39	13.8	35	12.4	0	0.0	283	377,990	409,371
Richmond Hill													
August 2010	0	0.0	2	3.0	9	13.4	49	73.1	7	10.4	67	572,990	595,929
August 2009	1	5.9	0	0.0	2	11.8	6	35.3	8	47.1	17	674,990	856,101
Year-to-date 2010	38	7.8	80	16.3	51	10.4	283	57.8	38	7.8	490	534,945	559,908
Year-to-date 2009	2	1.3	14	9.3	29	19.3	67	44.7	38	25.3	150	539,990	651,059
Vaughan													
August 2010	0	0.0	8	3.2	9	3.6	172	68.8	61	24.4	250	623,445	686,163
August 2009	3	2.4	18	14.5	10	8.1	82	66.1	11	8.9	124	576,490	593,048
Year-to-date 2010	17	1.0	170	10.0	157	9.2	1,197	70.1	166	9.7	1,707	596,900	608,766
Year-to-date 2009	24	2.6	118	12.9	83	9.1	600	65.6	89	9.7	914	557,990	595,916
Whitchurch-Stouffville													
August 2010	11	18.6	16	27.1	27	45.8	5	8.5	0	0.0	59	454,918	447,190
August 2009	8	18.2	19	43.2	8	18.2	8	18.2	1	2.3	44	422,574	465,859
Year-to-date 2010	110	27.1	143	35.2	111	27.3	38	9.4	4	1.0	406	429,990	439,128
Year-to-date 2009	29	8.2	147	41.5	125	35.3	36	10.2	17	4.8	354	450,000	474,827

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
August 2010	7	5.2	20	14.8	36	26.7	56	41.5	16	11.9	135	517,900	593,031
August 2009	11	10.5	33	31.4	27	25.7	17	16.2	17	16.2	105	463,900	552,544
Year-to-date 2010	116	13.5	150	17.4	208	24.1	294	34.1	94	10.9	862	486,400	557,408
Year-to-date 2009	279	21.6	267	20.7	249	19.3	390	30.2	106	8.2	1,291	469,900	512,832
Brampton													
August 2010	7	9.6	14	19.2	12	16.4	38	52.1	2	2.7	73	517,900	533,271
August 2009	11	13.3	32	38.6	25	30.1	14	16.9	1	1.2	83	448,900	453,733
Year-to-date 2010	116	20.7	131	23.4	132	23.5	174	31.0	8	1.4	561	463,900	477,886
Year-to-date 2009	272	26.2	254	24.4	206	19.8	293	28.2	14	1.3	1,039	449,990	464,169
Caledon													
August 2010	0	0.0	6	25.0	11	45.8	5	20.8	2	8.3	24	489,945	566,881
August 2009	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	--	--
Year-to-date 2010	0	0.0	17	15.0	36	31.9	52	46.0	8	7.1	113	513,900	569,562
Year-to-date 2009	4	9.3	1	2.3	6	14.0	15	34.9	17	39.5	43	600,000	762,247
Mississauga													
August 2010	0	0.0	0	0.0	13	34.2	13	34.2	12	31.6	38	563,400	724,350
August 2009	0	0.0	1	7.1	1	7.1	2	14.3	10	71.4	14	900,000	893,764
Year-to-date 2010	0	0.0	2	1.1	40	21.3	68	36.2	78	41.5	188	589,900	787,400
Year-to-date 2009	3	1.4	12	5.7	37	17.7	82	39.2	75	35.9	209	580,900	703,432
Halton Region													
August 2010	23	16.8	49	35.8	29	21.2	27	19.7	9	6.6	137	445,000	525,238
August 2009	53	25.5	67	32.2	47	22.6	31	14.9	10	4.8	208	440,900	472,232
Year-to-date 2010	235	18.8	444	35.6	242	19.4	241	19.3	86	6.9	1,248	440,900	548,710
Year-to-date 2009	269	20.8	316	24.5	271	21.0	298	23.1	138	10.7	1,292	460,445	577,672
Burlington													
August 2010	3	15.0	4	20.0	8	40.0	2	10.0	3	15.0	20	459,490	718,495
August 2009	2	16.7	6	50.0	4	33.3	0	0.0	0	0.0	12	448,990	437,741
Year-to-date 2010	6	3.9	50	32.5	59	38.3	29	18.8	10	6.5	154	453,990	596,668
Year-to-date 2009	28	10.6	71	27.0	78	29.7	59	22.4	27	10.3	263	463,990	593,437
Halton Hills													
August 2010	0	0.0	0	0.0	1	9.1	9	81.8	1	9.1	11	615,990	641,175
August 2009	0	0.0	1	9.1	3	27.3	5	45.5	2	18.2	11	550,000	601,324
Year-to-date 2010	1	2.0	2	4.1	3	6.1	27	55.1	16	32.7	49	650,000	686,112
Year-to-date 2009	5	10.9	8	17.4	6	13.0	20	43.5	7	15.2	46	550,000	592,815
Milton													
August 2010	20	20.0	45	45.0	20	20.0	15	15.0	0	0.0	100	430,900	442,761
August 2009	51	33.3	60	39.2	38	24.8	4	2.6	0	0.0	153	420,900	424,062
Year-to-date 2010	228	26.3	392	45.3	169	19.5	72	8.3	5	0.6	866	420,900	433,757
Year-to-date 2009	228	33.2	236	34.4	162	23.6	51	7.4	9	1.3	686	420,900	439,419
Oakville													
August 2010	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
August 2009	0	0.0	0	0.0	2	6.3	22	68.8	8	25.0	32	670,000	671,103
Year-to-date 2010	0	0.0	0	0.0	11	6.1	113	63.1	55	30.7	179	649,990	1,025,978
Year-to-date 2009	8	2.7	1	0.3	25	8.4	168	56.6	95	32.0	297	668,900	880,699

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
August 2010	88	55.7	15	9.5	13	8.2	33	20.9	9	5.7	158	388,945	437,857
August 2009	73	67.0	11	10.1	6	5.5	17	15.6	2	1.8	109	368,990	390,010
Year-to-date 2010	607	50.0	128	10.6	157	12.9	297	24.5	24	2.0	1,213	399,990	428,753
Year-to-date 2009	741	64.5	102	8.9	112	9.7	174	15.1	20	1.7	1,149	361,100	393,650
Ajax													
August 2010	13	31.0	3	7.1	7	16.7	19	45.2	0	0.0	42	494,950	481,921
August 2009	1	20.0	1	20.0	2	40.0	1	20.0	0	0.0	5	--	--
Year-to-date 2010	69	23.0	13	4.3	51	17.0	166	55.3	1	0.3	300	514,270	495,071
Year-to-date 2009	79	32.0	27	10.9	58	23.5	83	33.6	0	0.0	247	477,700	465,719
Brock													
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
August 2010	26	78.8	4	12.1	0	0.0	1	3.0	2	6.1	33	329,990	389,956
August 2009	33	86.8	3	7.9	1	2.6	1	2.6	0	0.0	38	291,945	309,939
Year-to-date 2010	218	83.8	21	8.1	6	2.3	9	3.5	6	2.3	260	329,900	355,873
Year-to-date 2009	259	81.7	21	6.6	16	5.0	16	5.0	5	1.6	317	307,990	339,190
Oshawa													
August 2010	38	79.2	4	8.3	3	6.3	3	6.3	0	0.0	48	352,490	360,445
August 2009	19	65.5	4	13.8	2	6.9	3	10.3	1	3.4	29	382,990	394,606
Year-to-date 2010	214	71.1	38	12.6	23	7.6	26	8.6	0	0.0	301	351,990	362,781
Year-to-date 2009	201	78.8	28	11.0	19	7.5	6	2.4	1	0.4	255	338,990	348,774
Pickering													
August 2010	0	0.0	0	0.0	2	15.4	6	46.2	5	38.5	13	666,660	684,173
August 2009	0	0.0	0	0.0	0	0.0	8	88.9	1	11.1	9	--	--
Year-to-date 2010	0	0.0	0	0.0	2	5.1	30	76.9	7	17.9	39	629,900	657,780
Year-to-date 2009	0	0.0	0	0.0	5	10.4	35	72.9	8	16.7	48	642,750	652,662
Scugog													
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	1	6.3	4	25.0	4	25.0	5	31.3	2	12.5	16	488,880	598,556
Year-to-date 2009	18	41.9	2	4.7	6	14.0	15	34.9	2	4.7	43	482,800	457,427
Whitby													
August 2010	11	50.0	4	18.2	1	4.5	4	18.2	2	9.1	22	401,900	448,931
August 2009	20	71.4	3	10.7	1	3.6	4	14.3	0	0.0	28	373,445	362,341
Year-to-date 2010	105	35.4	52	17.5	71	23.9	61	20.5	8	2.7	297	443,990	453,206
Year-to-date 2009	184	77.0	24	10.0	8	3.3	19	7.9	4	1.7	239	339,990	375,790

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
August 2010	48	78.7	7	11.5	1	1.6	5	8.2	0	0.0	61	345,900	372,386
August 2009	39	88.6	5	11.4	0	0.0	0	0.0	0	0.0	44	345,945	340,532
Year-to-date 2010	306	87.2	20	5.7	9	2.6	15	4.3	1	0.3	351	339,990	352,169
Year-to-date 2009	174	74.0	25	10.6	14	6.0	17	7.2	5	2.1	235	350,000	375,179
Bradford West Gwillimbury													
August 2010	28	80.0	6	17.1	1	2.9	0	0.0	0	0.0	35	329,900	346,108
August 2009	28	96.6	1	3.4	0	0.0	0	0.0	0	0.0	29	349,900	343,833
Year-to-date 2010	147	90.2	15	9.2	1	0.6	0	0.0	0	0.0	163	344,990	347,072
Year-to-date 2009	98	81.0	10	8.3	8	6.6	3	2.5	2	1.7	121	353,990	374,200
Town of Mono													
August 2010	3	37.5	0	0.0	0	0.0	5	62.5	0	0.0	8	--	--
August 2009	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2010	12	31.6	2	5.3	8	21.1	15	39.5	1	2.6	38	477,450	498,012
Year-to-date 2009	11	32.4	8	23.5	4	11.8	9	26.5	2	5.9	34	432,900	485,791
New Tecumseth													
August 2010	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
August 2009	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2010	85	98.8	1	1.2	0	0.0	0	0.0	0	0.0	86	294,990	295,592
Year-to-date 2009	52	89.7	3	5.2	0	0.0	3	5.2	0	0.0	58	277,490	299,151
Orangeville													
August 2010	15	100.0	0	0.0	0	0.0	0	0.0	0	0.0	15	360,900	349,937
August 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	62	96.9	2	3.1	0	0.0	0	0.0	0	0.0	64	359,900	354,582
Year-to-date 2009	13	59.1	4	18.2	2	9.1	2	9.1	1	4.5	22	369,000	410,058
Toronto CMA													
August 2010	131	14.2	127	13.7	123	13.3	395	42.7	149	16.0	924	544,195	622,006
August 2009	134	19.6	142	20.8	121	17.7	173	25.4	112	16.4	682	483,546	571,746
Year-to-date 2010	1,062	15.7	1,156	17.0	970	14.3	2,783	41.0	810	11.9	6,781	514,900	594,914
Year-to-date 2009	1,143	18.2	1,075	17.1	1,047	16.6	2,187	34.8	840	13.4	6,292	495,945	570,329
Oshawa CMA													
August 2010	75	72.8	12	11.7	4	3.9	8	7.8	4	3.9	103	360,490	388,800
August 2009	72	75.8	10	10.5	4	4.2	8	8.4	1	1.1	95	344,900	358,009
Year-to-date 2010	537	62.6	111	12.9	100	11.7	96	11.2	14	1.6	858	368,110	391,989
Year-to-date 2009	644	79.4	73	9.0	43	5.3	41	5.1	10	1.2	811	332,990	352,989
Greater Toronto Area													
August 2010	161	16.3	136	13.8	134	13.6	400	40.6	155	15.7	986	531,045	615,045
August 2009	169	22.7	153	20.5	129	17.3	181	24.3	113	15.2	745	474,990	555,988
Year-to-date 2010	1,299	17.5	1,297	17.4	1,120	15.0	2,893	38.9	833	11.2	7,442	500,000	583,004
Year-to-date 2009	1,641	23.0	1,194	16.7	1,154	16.2	2,270	31.8	872	12.2	7,131	483,990	552,895

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units August 2010						
Submarket	Aug 2010	Aug 2009	% Change	YTD 2010	YTD 2009	% Change
Toronto City	1,305,207	853,495	52.9	1,198,547	885,417	35.4
Toronto	--	--	n/a	1,512,838	1,289,664	17.3
East York	--	--	n/a	1,072,495	895,750	19.7
Etobicoke	2,008,023	--	n/a	1,585,484	918,400	72.6
North York	1,465,702	1,111,856	31.8	1,465,340	937,660	56.3
Scarborough	509,064	478,753	6.3	518,453	518,704	0.0
York	--	--	n/a	755,990	642,071	17.7
York Region	598,861	602,578	-0.6	561,245	547,999	2.4
Aurora	559,454	867,615	-35.5	620,858	594,562	4.4
East Gwillimbury	405,916	--	n/a	428,704	529,897	-19.1
Georgina Township	328,368	--	n/a	399,277	399,741	-0.1
King Township	399,101	--	n/a	461,324	872,154	-47.1
Markham	--	--	n/a	557,944	543,861	2.6
Newmarket	487,302	419,856	16.1	454,531	409,371	11.0
Richmond Hill	595,929	856,101	-30.4	559,908	651,059	-14.0
Vaughan	686,163	593,048	15.7	608,766	595,916	2.2
Whitchurch-Stouffville	447,190	465,859	-4.0	439,128	474,827	-7.5
Peel Region	593,031	552,544	7.3	557,408	512,832	8.7
Brampton	533,271	453,733	17.5	477,886	464,169	3.0
Caledon	566,881	--	n/a	569,562	762,247	-25.3
Mississauga	724,350	893,764	-19.0	787,400	703,432	11.9
Halton Region	525,238	472,232	11.2	548,710	577,672	-5.0
Burlington	718,495	437,741	64.1	596,668	593,437	0.5
Halton Hills	641,175	601,324	6.6	686,112	592,815	15.7
Milton	442,761	424,062	4.4	433,757	439,419	-1.3
Oakville	--	671,103	n/a	1,025,978	880,699	16.5
Durham Region	437,857	390,010	12.3	428,753	393,650	8.9
Ajax	481,921	--	n/a	495,071	465,719	6.3
Brock	--	--	n/a	--	--	n/a
Clarington	389,956	309,939	25.8	355,873	339,190	4.9
Oshawa	360,445	394,606	-8.7	362,781	348,774	4.0
Pickering	684,173	--	n/a	657,780	652,662	0.8
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	598,556	457,427	30.9
Whitby	448,931	385,341	16.5	453,206	375,790	20.6
Remainder of Toronto CMA	372,386	340,532	9.4	352,169	375,179	-6.1
Bradford West Gwillimbury	346,108	343,833	0.7	347,072	374,200	-7.2
Town of Mono	--	--	n/a	498,012	485,791	2.5
New Tecumseth	--	--	n/a	295,592	299,151	-1.2
Orangeville	349,937	--	n/a	354,582	410,058	-13.5
Toronto CMA	622,006	571,746	8.8	594,914	570,329	4.3
Oshawa CMA	388,800	358,009	8.6	391,989	352,989	11.0
Greater Toronto Area (GTA)	615,045	555,988	10.6	583,004	552,895	5.4

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
August 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	2,670	-47.4	4,461	10,360	11,769	37.9	343,632	-8.2	361,059
	February	4,116	-31.6	5,255	10,360	11,507	45.7	361,361	-5.4	357,351
	March	6,171	-6.9	6,105	13,357	11,639	52.5	362,050	-4.8	371,444
	April	8,107	-7.5	6,624	12,995	10,240	64.7	385,641	-3.3	378,076
	May	9,589	1.9	7,268	13,686	10,862	66.9	395,609	-0.6	385,567
	June	10,951	27.4	8,225	13,357	11,177	73.6	403,918	2.0	390,647
	July	9,967	27.6	8,157	12,174	11,235	72.6	395,414	6.5	399,984
	August	8,042	27.3	8,363	10,646	11,615	72.0	387,899	6.3	400,183
	September	8,196	27.9	8,251	12,185	10,289	80.2	406,877	10.3	406,605
	October	8,453	64.2	8,500	11,532	11,065	76.8	423,507	20.0	410,790
	November	7,452	104.7	8,962	9,938	12,048	74.4	418,502	13.5	412,615
	December	5,541	115.2	9,084	5,506	12,652	71.8	411,931	14.0	432,501
2010	January	4,986	86.7	8,688	10,021	12,037	72.2	409,058	19.0	434,329
	February	7,291	77.1	9,503	12,726	14,090	67.4	431,509	19.4	436,283
	March	10,434	69.1	9,701	18,937	15,632	62.1	434,693	20.1	443,913
	April	10,897	34.4	8,457	20,689	15,458	54.7	437,566	13.5	433,847
	May	9,470	-1.2	7,222	18,940	14,778	48.9	446,593	12.9	436,174
	June	8,432	-23.0	6,259	15,082	12,968	48.3	435,064	7.7	428,152
	July	6,567	-34.1	5,660	10,833	11,195	50.6	420,455	6.3	428,923
	August	6,235	-22.5	6,325	10,502	12,093	52.3	410,995	6.0	425,738
	September									
	October									
	November									
	December									
	Q2 2009	**28,647**	**7.0**		**40,038**			**395,964**	**-0.4**	
	Q2 2010	**28,799**	**0.5**		**54,711**			**439,802**	**11.1**	
	YTD 2009	**59,613**	**1.7**		**96,935**			**386,540**	**0.4**	
	YTD 2010	**64,312**	**7.9**		**117,730**			**430,881**	**11.5**	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
August 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	350	-36.8	537	1,348	1,343	40.0	257,095	5.5	265,141
	February	506	-34.3	571	1,212	1,271	44.9	263,838	-2.8	265,326
	March	694	-15.8	619	1,550	1,234	50.1	263,970	-4.2	262,755
	April	843	-14.8	663	1,472	1,138	58.3	269,596	-2.2	268,031
	May	1,026	-2.4	754	1,546	1,190	63.3	278,592	-1.5	272,950
	June	1,115	15.4	850	1,468	1,275	66.7	281,765	-0.5	274,050
	July	1,033	15.8	882	1,313	1,366	64.5	285,247	3.7	282,173
	August	876	17.4	817	1,169	1,235	66.2	278,480	2.8	279,018
	September	825	9.3	877	1,311	1,225	71.6	282,308	5.2	282,829
	October	858	49.0	917	1,191	1,234	74.3	288,986	9.1	288,658
	November	695	69.9	904	986	1,341	67.4	286,497	6.5	287,976
	December	507	91.3	991	547	1,495	66.3	286,724	9.1	294,274
2010	January	532	52.0	822	1,120	1,115	73.7	289,195	12.5	298,292
	February	819	61.9	931	1,481	1,560	59.7	286,635	8.6	288,504
	March	1,111	60.1	999	2,019	1,609	62.1	306,171	16.0	304,791
	April	1,184	40.5	927	2,052	1,578	58.7	304,451	12.9	302,789
	May	1,027	0.1	755	1,879	1,456	51.8	301,568	8.2	295,415
	June	920	-17.5	700	1,614	1,396	50.1	304,278	8.0	295,915
	July	708	-31.5	600	1,198	1,243	48.2	295,445	3.6	292,025
	August	661	-24.5	614	1,206	1,282	47.9	312,692	12.3	313,388
	September									
	October									
	November									
	December									
	Q2 2009	**2,984**	**-0.7**		**4,486**			**277,236**	**-1.2**	
	Q2 2010	**3,131**	**4.9**		**5,545**			**303,454**	**9.5**	
	YTD 2009	**6,443**	**-5.1**		**11,078**			**275,114**	**0.4**	
	YTD 2010	**6,962**	**8.1**		**12,569**			**300,882**	**9.4**	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1] Source: CREA
[2] Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
August 2010

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	2,910	8.0	68.8	854
	February	627	5.00	5.79	146.4	113.2	2,905	8.7	69.0	850
	March	613	4.50	5.55	145.9	113.8	2,900	9.1	69.1	850
	April	596	3.90	5.25	145.0	113.1	2,903	9.2	69.1	850
	May	596	3.90	5.25	144.6	113.9	2,897	9.3	68.9	850
	June	631	3.75	5.85	144.6	114.0	2,877	9.7	68.6	856
	July	631	3.75	5.85	144.7	113.6	2,863	10.0	68.4	856
	August	631	3.75	5.85	145.0	113.6	2,867	10.0	68.4	855
	September	610	3.70	5.49	145.7	113.7	2,880	9.6	68.2	857
	October	630	3.80	5.84	146.2	114.0	2,889	9.4	68.1	858
	November	616	3.60	5.59	147.0	114.4	2,898	9.3	68.1	860
	December	610	3.60	5.49	148.0	113.9	2,905	9.4	68.2	856
2010	January	610	3.60	5.49	148.9	114.5	2,915	9.4	68.4	856
	February	604	3.60	5.39	147.8	115.1	2,916	9.4	68.3	860
	March	631	3.60	5.85	147.9	115.3	2,919	9.4	68.2	860
	April	655	3.80	6.25	148.1	115.8	2,916	9.5	68.0	863
	May	639	3.70	5.99	149.2	116.3	2,920	9.5	68.0	859
	June	633	3.60	5.89	149.7	116.1	2,936	9.4	68.2	862
	July	627	3.50	5.79	149.7	117.1	2,958	9.2	68.4	861
	August	604	3.30	5.39		117.1	2,989	9.1	68.9	866
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
August 2010

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	183.0	8.2	68.5	848
	February	627	5.00	5.79	146.4	113.2	180.0	8.3	67.4	851
	March	613	4.50	5.55	145.9	113.8	177.9	8.5	66.7	853
	April	596	3.90	5.25	145.0	113.1	177.2	7.8	65.8	861
	May	596	3.90	5.25	144.6	113.9	177.5	8.0	65.9	869
	June	631	3.75	5.85	144.6	114.0	177.9	8.4	66.3	865
	July	631	3.75	5.85	144.7	113.6	178.6	9.6	67.3	868
	August	631	3.75	5.85	145.0	113.6	180.8	9.8	68.1	879
	September	610	3.70	5.49	145.7	113.7	183.1	9.2	68.5	894
	October	630	3.80	5.84	146.2	114.0	182.5	9.2	68.1	907
	November	616	3.60	5.59	147.0	114.4	180.4	9.3	67.3	906
	December	610	3.60	5.49	148.0	113.9	178.5	9.9	67.0	900
2010	January	610	3.60	5.49	148.9	114.5	179.1	10.4	67.4	891
	February	604	3.60	5.39	147.8	115.1	181.2	10.3	68.1	878
	March	631	3.60	5.85	147.9	115.3	183.0	10.3	68.6	876
	April	655	3.80	6.25	148.1	115.8	185.2	9.6	68.7	871
	May	639	3.70	5.99	149.2	116.3	186.2	9.6	69.0	878
	June	633	3.60	5.89	149.7	116.1	187.6	9.7	69.5	879
	July	627	3.50	5.79	149.7	117.1	189.0	10.3	70.3	877
	August	604	3.30	5.39		117.1	190.3	10.5	70.9	874
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2010 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

CMHC Housing Outlook Sessions

YOUR GUIDE TO THE LOCAL MARKET FOR 2011

Join us this November for the housing forecasts that will inform your business strategy in 2011.

CMHC's Housing Outlook sessions offer you access to the most extensive housing research network in Canada.

"I recommend this to all stakeholders looking for a competitive advantage."

John W. Herbert
Executive Director,
Greater Ottawa Home Builders' Association

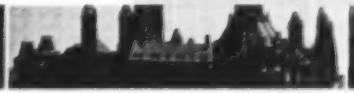
To register, or for more information, please call 1-800-668-2642 or visit:

www.cmhc.ca/conferenceregistration

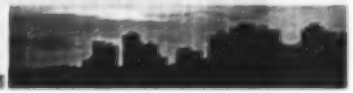
Kitchener, November 2
9 a.m. – 11:15 a.m.
Holiday Inn

Toronto, November 3
8:30 a.m. – noon
Metro Toronto Convention Centre

Hamilton, November 10
9 a.m. – 11:15 a.m.
Royal Botanical Gardens



Ottawa, November 16
8:30 a.m. – noon
Hampton Inn



London, November 18
9 a.m. – 11:15 a.m.
Four Points Sheraton Hotel

Canada

Housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Affordable Housing Matters!

Looking for affordable housing ideas? These personal accounts demonstrate the positive impact that affordable housing solutions have made in the lives of Canadians. Read them and you may become inspired to get involved in affordable housing projects in your community!

64163_2010_M09